

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan for Community Development, Housing, Homelessness and Special Needs summarizes the priority needs and planned activities of the communities of Quincy, Weymouth, Holbrook, Milton and Braintree for the period July 1, 2020 to June 30, 2025. Quincy serves as the lead community for the South Shore HOME Consortium and administers HOME Investment Partnership program funds in collaboration with these member communities. Quincy and Weymouth both receive direct funding under the Community Development Block Grant program which is designed to create more suitable living environments, create housing and expand economic opportunity. The City of Quincy also administers Emergency Solutions Grant (ESG) funds to provide emergency shelter for homeless individuals, and homelessness prevention for at-risk individuals and families.

The Consolidated Plan summarizes an exhaustive consultation process with citizens, government entities and community organizations and social service agencies. Also included is a needs assessment and market analysis which draw upon the latest demographic and housing statistics including US Census data and other specialized sources as noted within. The Strategic Plan section addresses priorities for all five Consortium communities around topics such as geographic areas of higher need, gaps in the service delivery system, public housing accessibility, lead paint hazards and more. The final component is the Annual Action Plan for the Fiscal Year that runs July 1, 2020 to June 30, 2021 which contains specific activities, performance expectations and policy objectives to be addressed in Year One of this Five Year Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The high cost of living in the South Shore Consortium is interwoven throughout the needs assessment and priority objectives identified in the Consolidated Plan. Renting in the Boston metro region has long been unaffordable for many, with an average rental in Boston ranked third in the country only behind San Francisco and New York City. This high cost of housing squeezes other household expenditures such as transportation, food, childcare and health care. The desirability of the Boston region cuts both ways, where world leading universities and biotechnology and biopharma companies drive an innovation

economy that creates high paying jobs, but many are left out as the gap between low income and wealthy households widens.

Related challenges identified are high land costs for new housing production, overcrowding that leads to increase risk of homelessness, food insecurity, dwindling public resources and affordably aging in place, among many others. The Consortium, with its combined population of 216,606 and 93,397 housing units is a substantial market area in metro Boston where 25% or more of households in each community, save Milton, are housing cost burdened and spending 30% or more of their income on housing expenses. Dwindling public and non-profit resources are a continuing issue evidenced by long wait periods for public housing units, limited housing units affordable to low and moderate income persons and limitations of local social service agencies. Age of housing stock, where 75% of low or moderate income households live in units constructed before 1980, impacts accessibility and quality standards, including lead paint. The Consortium population is aging and is becoming increasingly racially and linguistically diverse and will require increasing services to support these populations. Employment opportunities for low and moderate income persons, homeless persons, younger workers (16-24) and those lacking higher education are also a priority need.

The needs as summarized above, and in detail within this Plan, are addressed through the following priority objectives:

Increase rental housing production and rehabilitation, especially areas where rents rising fastest

Promote owner housing production and rehabilitation, with emphasis on maintaining and/or creating moderate income homeownership

Encourage Homeownership Assistance

Secure Permanent Supportive Housing for Homeless Individuals

Support Homeless and Homeless Veterans with Employment and Supportive Services

Strengthen public facilities through renovations and expanded facilities, including buildings, parks and playgrounds

Invest in infrastructure work, such as street and sidewalk microsealing paving and full-depth reconstruction

Invest in local non-profits and other service providers with targeted public services funding

Create economic opportunity through micro-enterprise assistance and loans for job creation

3. Evaluation of past performance

Progress continues on the priority objectives as outlined above and as evidenced in the most recent Consolidated Annual Performance and Evaluation Report for the period July 1, 2018 to June 30, 2019 with many projects meeting or exceeding their targeted outcomes. The City of Quincy, as lead for the Consortium, has 45 years of experience in administering CDBG, 28 years with HOME, and 33 years with ESG, and has managed each program since inception, including the creation of the South Shore HOME Consortium in 2010. Quincy has completed and is implementing a Consortium-wide Fair Housing Plan and Housing Production Plan completed in 2015. Quincy, and the South Shore HOME Consortium, has received multiple awards from HUD, the National Community Development Association, and the Mass Chapter of the American Planning Association for excellence in planning, administering and promoting federal grant programs.

4. Summary of citizen participation process and consultation process

Citizen participation was encouraged widely in the Consolidated Plan process. Outreach efforts included one-on-one meetings, focus groups, surveys, community service fairs, capacity building workshops, public hearings, and social media outreach. Countless events and activities were held during the 2015-2019 Consolidated Plan, with hundreds of citizens, officials and agency staffers participating. Many were branded under the “Opportunity Quincy” initiative, which has served as a national model for community collaboration and thought leadership.

Quincy held a series of tabling events and needs assessment workshops as part of the development of this plan. Please see the Consultation section of this plan for more detail, as well as Weymouth’s Executive Summary for additional details on the Town’s citizen participation process and consultation.

The DRAFT Consolidated Plan was available for review from 4/8/2020 to 5/8/2020 on the City of Quincy website. A summary of public notices published for this plan can be found in the Consultation section of this plan.

5. Summary of public comments

Please see PR-15 for a comprehensive summary of comments received during the citizen participation process. In addition, find an exhaustive listing of regional organizations, municipal officials and others that have been engaged through events, communications and social media outreach in the Consolidated Planning process.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A - No comments were received, therefore, no comments were not accepted.

7. Summary

To recap, this is the Consolidated Plan for Community Development, Housing, Homelessness and Special Needs of the City of Quincy and its HOME Consortium for the period July 1, 2020 to June 30, 2025. We plan to undertake a wide variety of projects, encompassing virtually every goal category that is eligible under program regulations -- all in an effort to provide a better quality of life for low and moderate-income individuals and families throughout our Consortium area.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	QUINCY	
CDBG Administrator	QUINCY	Planning and Community Development
HOPWA Administrator		
HOME Administrator	QUINCY	Planning and Community Development
ESG Administrator	QUINCY	Planning and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Sean Glennon, Community Development Director

34 Coddington Street, 3rd Floor

Quincy, MA 02169

sglennon@quincyma.gov

617-376-1167

Dept. of Planning & Community Development

Consolidated Plan

QUINCY

5

34 Coddington Street, 3rd Floor

Quincy, MA 02169

sglennon@quincyma.gov

(P) 617-376-1167

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

A number of methods were employed to consult with Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings, for the Consolidated Plan. A notice regarding the two public hearings held on the plan also ran in the local Quincy newspapers at least ten days prior to the meeting and provided the location, time of the hearing and information on the anticipated funding. A link to the draft plan was placed on the City of Quincy website at <http://www.quincyma.gov/>.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Please see PR-15.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Quincy Department of Planning and Community Development will continue to oversee the disbursement and administration of CDBG, HOME and ESG funds in relation to programs operated by subrecipients, who utilize these resources to address the priority needs identified within the 5-Year Consolidated Plan and One Year Action Plans.

The lead community for the Quincy HOME Consortium is the City of Quincy. The lead entity overseeing the development of the plan for the Consortium is the Quincy Department of Planning and Community Development, under the governance of Hon. Thomas P. Koch, Mayor. The Quincy HOME Consortium consists of the following communities: City of Quincy, Town of Weymouth, Town of Braintree, Town of Holbrook, and the Town of Milton.

City departments and agencies, such as Public Works and the Dept of Natural Resources, also serve as subrecipients for relevant projects. The City conducts its economic development programs either in house or through the Quincy Economic Development Corporation - an arm of the Quincy Chamber of Commerce (a public/private subrecipient), and many of the programs involved in the implementation of the Consolidated Plan leverage private resources through the federal funds they receive. In addition,

the grantee has an economic development team in our Planning Division (city funded), who are responsible for enhancing coordination with private industry, businesses, developers, etc.

The City of Quincy is the lead agency of the Continuum of Care, and thus, holds a seat on the executive committee of the CoC Board on Homelessness, which includes public housing providers, health providers, mental health providers, service agencies, local government, and state government representatives. Although Board meetings focus on the issue of homelessness, the creation of this Board has led to enhanced coordination between these providers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Member agencies of the Quincy/Weymouth Board on Homelessness are invited to submit proposals for funding, and are also invited to comment on the draft action plan.

The Board is the governing entity of the Continuum of Care. The city works directly with Board members to address the needs of homeless persons, either through the administration of the McKinney-Vento Continuum of Care Homeless Assistance Program, the Emergency Solutions Grant; or through sharing other resources.

The full Board meets twice a year, with subcommittee meetings taking place more frequently. These meetings are held in an effort to further expand resource-sharing; to cut down on duplicative processes; and to assist the CoC overall in operating more effectively and more efficiently.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Father Bills & MainSpring
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FBMS is a sub-recipient of funding and is continuously consulted on needs of the homeless and formerly homeless through a variety of methods including engagement on the Continuum of Care as well as other community groups. During the 2019 calendar year in preparation for the five year plan, FBMS shelter guests were invited to participate in a focus group to share their perceived priorities of 20 broad eligible categories. In follow-up, PCD staff also interviewed FBMS case managers.
2	Agency/Group/Organization	Asian American Service Association
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to participate in all PR-15 events; better understanding needs of Asian community and better outreach efforts
3	Agency/Group/Organization	ASIAN COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of Asian community and better outreach
4	Agency/Group/Organization	Bay State Community Services
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to participate in all PR-15 events; better understanding the needs of those with additions and mental health issues
7	Agency/Group/Organization	Boston Chinatown Neighborhood Center
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	staff engagement on BCNC advisory board; engagement in the community on organizations like the Blue Hills Community Health Network Alliance; better understanding needs of Asian community; better outreach
9	Agency/Group/Organization	City of Quincy Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG sub-recipient; engagement together on community groups like Blue Hills Regional Coordinating Council (BHRCC); better understanding needs of elders; better outreach
10	Agency/Group/Organization	City of Quincy Office of Constituent Services
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	engagement together on community groups like Quincy 400 and Quincy Affordable Housing Trust Fund
11	Agency/Group/Organization	City of Quincy Health Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG sub-recipient; anti-poverty strategy related to code enforcement and health issues
12	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG sub-grantee; better understanding needs of victims of domestic violence
13	Agency/Group/Organization	Eastern Nazarene College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	conversation with college President; engagement on community events like Quincy 400
16	Agency/Group/Organization	Friends of Holly Hill Farm
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	integrating farm to school into our anti-poverty strategy
17	Agency/Group/Organization	HOUGHS NECK COMMUNITY COUNCIL
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	clients and staff participated in in-person survey on perceived needs; CDBG sub-grantee for administration and programming of Houghs Neck Community Center and North Quincy Community Center
18	Agency/Group/Organization	INTERFAITH SOCIAL SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	engagement together in community groups such as South Shore Hunger Network; better understanding needs of LMI residents
19	Agency/Group/Organization	Llfe Community Church
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	engaged together in community groups; better understanding how groups like this church have potential for engaging with the community; model partner on hunger relief partnerships

20	Agency/Group/Organization	MANET COMMUNITY HEALTH CENTER
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	sub-grantee for public facilities projects; engagement together in community groups such as Blue Hills Community Health Network Alliance; staff participated in perceived needs survey; better understanding health care needs of LMI community
21	Agency/Group/Organization	The Good Shepherd's Maria Droste Services
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	administrative staff and therapists participated in perceived priorities survey; better understanding needs of persons with mental illness
24	Agency/Group/Organization	MassHousing
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
25	Agency/Group/Organization	NeighborWorks of Southern Mass
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

26	Agency/Group/Organization	Norfolk County RSVP
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
28	Agency/Group/Organization	Quincy Access Television
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
29	Agency/Group/Organization	Quincy After School Child Care, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
30	Agency/Group/Organization	Quincy Asian Resources Inc
	Agency/Group/Organization Type	Services-Children Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
31	Agency/Group/Organization	Quincy Chamber of Commerce / Quincy 2000
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
32	Agency/Group/Organization	Quincy College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
33	Agency/Group/Organization	QUINCY COMMUNITY ACTION PROGRAMS
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

34	Agency/Group/Organization	Quincy Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
35	Agency/Group/Organization	Quincy Public Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
36	Agency/Group/Organization	Quincy WIC
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

37	Agency/Group/Organization	SOUTH SHORE ELDER SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
38	Agency/Group/Organization	SOUTH SHORE HOUSING DEVELOPMENT CORP
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
40	Agency/Group/Organization	SOUTH SHORE YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

41	Agency/Group/Organization	South Shore YMCA Germantown Neighborhood Center
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
43	Agency/Group/Organization	Work, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
45	Agency/Group/Organization	Thomas Crane Public Library
	Agency/Group/Organization Type	Services-Children Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
46	Agency/Group/Organization	Town of Braintree
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
47	Agency/Group/Organization	Town of Holbrook
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
48	Agency/Group/Organization	Town of Milton
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
49	Agency/Group/Organization	Town of Weymouth
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

n/a

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Quincy Planning & Com Dev	Strategic Plan and CoC annual application overlap in that the goals are the exact same in addressing issues to end homelessness in the CoC.
MetroFuture	Metropolitan Area Planning Council (MAPC)	30-year plan for our region
Performance Based Strategic Plan 1/2015-12/2019	Father Bills & Mainspring	ending and preventing homelessness in Southern Massachusetts
So. Shore HOME Consortium Fair Hsng. Plan 15-19	Metropolitan Area Planning Council (MAPC)	South Shore HOME Consortium; Fair Housing
Thomas Crane Pub. Library Strat.Plan 202-2017	Thomas Crane Public Library (TCPL)	Anti-poverty strategy; services-education; services-children; services-elderly persons
Rapid Re-Housing of Families Experiencing ...	Metropolitan Boston Housing Partnership	Housing; Fair Housing; Homelessness
Population and Housing Demand Projections	Metropolitan Area Planning Council (MAPC)	Housing; Fair Housing
Opportunity Index	Opportunity Nation	community indicators
Re-Envision Wollaston	Quincy PCD	TOD; minority outreach; neighborhood business area development
Energy Efficiency & Conservation Strategy	Quincy PCD	renewable energy and energy efficiency initiatives for LMI areas, facilities, and populations
Quincy Center Urban Redevelopment Plan	Quincy PCD	slum & blighted area redevelopment, economic development, TOD, regional housing development
Open Space and Recreation Plan	Quincy PCD	active and passive recreation for low mod populations and neighborhoods

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
DRAFT Farm to School Implementation Plan	Quincy PCD	hunger relief, carbon emissions reduction, economic development
Childhood Lead Poisoning Prevention Program	Mass Dept of Public Health	housing; fair housing

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

On a regional level, the City of Quincy maintains contact with municipalities within the region through its involvement in the Quincy HOME Consortium, which consists of five (5) member communities in the South Shore area. During the consolidated planning process, the City of Quincy encouraged each member community to complete a needs assessment by modifying and distributing the needs survey and collaborating with their Public Housing Authority, and sharing their findings with the City. Through this forum, Department staff is able to share in regional planning activities that relate to affordable housing development.

Quincy is a member of the Boston Metropolitan Planning Organization (MPO), which is composed of seven agencies, seven municipalities and a public advisory committee. Through its work with MPO members such as the Massachusetts Highway Department, The Metropolitan Area Planning Council and cities and towns such as Boston, Framingham and Salem, the City of Quincy actively participates in regional transportation planning activities.

Department of Planning and Community Development staff members are also active both nationally and regionally as members of the National Community Development Association (NCDA). NCDA is a national nonprofit organization comprised of more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs, including the CDBG, HOME, ESG, and CoC programs. Department staff members attend regional and national NCDA meetings where local government officials and policy makers can share information and resources.

In an effort to obtain regional input on the Consolidated Plan strategies and objectives, copies of the draft are sent to the Massachusetts Department of Housing and Community Development (DHCD) and the Metropolitan Area Planning Council (MAPC) for comment concerning regional issues and impact.

The Department is also engaged with the South Shore Hunger Network to identify needs related to hunger relief; the Blue Hills Regional Coordinating Council to identify needs related to transportation and mobility for vulnerable populations; and the Blue Hills Community Health Network Alliance to identify needs related to public health.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Quincy Department of Planning & Community Development (PCD) strives to provide leadership in region-wide community engagement through a bi-partisan, cross-sector, multi-level initiative. Target audience includes: youth, individuals and families, seniors, public service professionals, corporate community partners, and local government officials. Efforts may include: one-on-one meetings, focus groups, community service fairs, capacity-building workshops, and social media outreach. This initiative has drawn significant higher engagement with the Department from the public and target audience as defined above. The majority of participants are public service providers; however, we have encouraged our agencies to empower their clients to engage with the process as well. Our strategy is to engage citizens beyond the typical survey, focus group, or charrette, and have them participate in ways that are meaningful for them, opening up a comfort level for dialogue. During the 2019 calendar year, we engaged over 500 individuals including clients, public service professionals, nonprofit sector leaders through a survey and series of focus groups with the same questions about perceived priorities. In addition, we engaged youth participants at Germantown Neighborhood Center in a focus group setting with facilitated activities. All of the data was synthesized and made available to a group of nonprofit and public agency leaders who gave further feedback through our "Annual Community Development Symposium" in December 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	General engagement on social media on Facebook.com/quincypcd	on-going	n/a	
2	focus group	Residents of Public and Assisted Housing	held a meeting with teens at Germantown Neighborhood Center, located in close proximity to the City's largest public housing area ... teens made us aware of their needs relative to public services and housing through interactive age-appropriate activities.	informed of challenges preventing families from moving on from subsidized housing; teen ideas for programming and funding for the community center	n/a	
3	focus group	homeless shelter guests	shelter guests who were primarily older adults allowed to stay in the building during the day	we were made aware of the challenges facing this group in finding work, housing, transportation, and what they see as the top priorities for CDBG funding	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	focus group	case managers for homeless, formerly homeless clients	case managers for homeless, formerly homeless provided insight into the responses to the homeless shelter guests responses ...	we learned more about the challenges related to finding housing, transportation, services	n/a	
5	Public Meeting	Minorities August Moon Festival participants	set up a table with bilingual staff at the annual August Moon Festival ... we were able to survey over 200 people including those of the API community	captured perceived priorities for the CDBG program	n/a	
6	focus group	public service professional	provided paper / online survey to several members of our public service professionals community including therapists, doctors, nurses, community health center administration, after school teachers, and more	received feedback on perceived priorities for the CDBG program in the community from a greater variety of voices than in the past con plan needs assessments	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	public service professionals	held a "Federal Funding Feud" workshop game-show style to share the results of our 2019 survey with the public service professionals and get additional feedback	the group was interested to learn how other groups within the community answered the same survey about perceived priorities for the CDBG program	n/a	
8	Newspaper Ad	Non-targeted/broad community	Legal Ad published on 3/14/2020 in the Boston Globe to announce the 1st ConPlan public hearing (for needs assessment)	None	None	
9	Newspaper Ad	Non-targeted/broad community	Legal Ad published on 3/19/2020 in the Boston Globe to re-schedule the 3/24/2020 needs assessment public hearing, which needed to be re-scheduled due to COVID-19 shutting down public buildings and in-person public hearings.	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Newspaper Ad	Non-targeted/broad community	Legal ad published on 4/1/2020 in the Boston Globe to announce the availability of the ConPlan/Action Plan; Citizen Participation Plan; Analysis of Impediments; and Language Assistance Plan for public review and comment from 4/8/2020 through 5/8/2020.	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Newspaper Ad	Non-targeted/broad community	Legal ad published on 4/23/2020 in the Boston Globe to announce the availability of the CARES Act substantial amendment from 4/24/2020 to 4/30/2020 for public review and comment. The ad also announced the 2nd Con Plan public hearing, which was held on 4/30/2020, and included a public hearing component the Citizen Participation Plan; Analysis of Impediments; Language Assistance Plan; and CARES Act substantial amendment to the PY 2019 Action Plan	None	None	
12	Public Hearing	Non-targeted/broad community	1st Public Hearing for the Con Plan held on 3/26/2020 via Zoom	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing	Non-targeted/broad community	2nd Public Hearing for the Con Plan held on 4/30/2020 via Zoom. This meeting included a public hearing component of the Citizen Participation Plan; Analysis of Impediments; Language Assistance Plan; and CARES Act substantial amendment to the PY 2019 Action Plan	None	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Please refer to PR-10 and PR-15 for Consultation and Citizen Participation.

The following needs were determined to be a priority:

Housing Needs & Priority Housing Needs Summary:

Production of new rental units and preservation of existing rental units for extremely low-income (30% AMI) and low-income households (50% AMI); Rehabilitation of owner units for extremely low-income (30% AMI) and low- and moderate-income households (50% and 80% AMI, respectively); Rental Assistance for extremely low-income (30% AMI) and low-income households (up to 60% AMI); Homeownership Assistance for moderate income households (80% AMI);

Homeless Needs Summary: Emergency Shelter; Permanent Supportive Housing

Community Development Needs Summary: Real Property (Acquisition, Disposition, and Clearance); Public Facilities (Senior Centers, Homeless Facilities, Youth Centers, Neighborhood Facilities, Child Care Centers, Health Facilities, Mental Health Facilities, Parks and/or Recreation Facilities, Parking Facilities, Tree Planting, Fire Stations/Equipment, Abused/Neglected Children Facilities, Asbestos Removal, Non-Residential Historic Preservation, and Other Public Facility Needs); Infrastructure (Water/Sewer Improvements, Street Improvements, Sidewalks, Solid Waste Disposal Improvements, Flood Drainage Improvements, and Other Infrastructure); Public Services (Senior Services, Handicapped Services, Legal Services, Youth Services, Child Care Services, Transportation Services, Substance Abuse Services, Employment/Training Services, Health Services, Lead Hazard Screening, Crime Awareness, Fair Housing Activities, Tenant Landlord Counseling, and Other Services); Economic Development (Commercial/Industrial Land Acquisition/Disposal, C/I Infrastructure/Development, C/I Building Acq/Const/Rehab, Other C/I, ED Assistance to For-Profit, ED Technical Assistance, and Micro-enterprise Assistance); Other (Language Assistance)

Special (Non-Homeless) Needs Summary: Elderly and Frail Elderly; Severe Mental Illness; Developmentally Disabled; Physically Disabled; Persons w/ Alcohol/ Other Drug Addictions; Persons w/

HIV/AIDS; Victims of Domestic Violence; Other (Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders)

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Throughout the HOME Consortium communities, approximately 43% of households earn less than 80% of the area median income, which is the eligibility thresholds for CDBG and HOME-funded affordable housing programs. A considerable portion of these households, both renters and homeowners experience a cost burden or a severe cost burden. High housing costs relative to household income is by far the most persistent housing problem in the Consortium communities. There are approximately 5,180 renter households earning less than 30% AMI who are severely cost burdened and an additional 1,695 renter households earning between 30%-50% AMI who are severely cost burdened. Small family households, elderly households, and households classified as other comprise the largest share of cost-burdened renters.

There are approximately 2,745 homeowner households earning less than 30% who are severely cost burdened and an additional 2,370 households earning between 30%-50% AMI who are severely cost burdened. Homeowner households with an elderly member comprise the largest share of severely cost burdened owners earning between 0-30% AMI.

The production and preservation of rental housing for families, seniors, and non-senior single person households are priority needs for renters. In addition to rental housing development and preservation, tenant based rental assistance is also an important tool to provide affordable housing for households earning between 0-30% and households earning between 30%-60% AMI. Rental assistance can greatly expedite the provision of affordable rental housing when compared to development projects.

Home improvement programs for extremely low-income and low-income homeowners that will allow them to age in place are also a priority need, as is the repair of substandard housing conditions, including lead paint hazards, in housing units occupied by families. These programs are targeted at addressing "substandard" conditions, which the Consortium defines as housing units that do not meet the minimum standards for human habitation as defined in the Massachusetts State Sanitary Code at 105 CMR 410.00 and/or HUD's minimum Housing Quality Standards. "Standard condition" are those housing units that meet the 105 CMR 410.00. Units that are in "substandard condition but suitable for rehabilitation" are those units that do not meet the minimum standards of 105 CMR 410.00, but can be brought into compliance through repairs and other improvements for a reasonable cost.

Demographics	Base Year: 2010	Most Recent Year: 2015	% Change
Population	219,552	223,665	2%
Households	90,205	89,275	-1%
Median Income	\$73,368.00	\$80,174.00	9%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2006-2010 ACS (Base Year), 2011-2015 ACS (Most Rec

Data Source Comments:

Population growth in the Consortium communities was moderate between 2010 and 2015. The population increased by approximately 4,113 persons for a growth of approximately 1.75%. Weymouth experienced the largest total growth in population, adding 1,561 person for a growth of 2.9%, followed by Braintree, which added approximately 1,161 persons for a growth rate of 3.25%; Quincy added approximately 906 person, for a growth rate of approximately 1.0%. Milton's population grew by an estimated 200 persons for an increase of 0.75%. Holbrook's population was steady and did not see any increase over the five-year period. While the population increased slightly throughout the entire Consortium, the number of households declined from 2010 – 2015 by an estimate of approximately 933 households or approximately 1%. Median household income increased throughout the Consortium communities by an average of approximately 9.28% between 2010 and 2015. The increase was most significant in Milton, which experienced an increase of 19.53%, from \$97,421 in 2010 to \$116,444 in 2015. The median household income in Quincy increased by 7.28%, from \$59,803 in 2010 to \$64,155 in 2015. The median household income in Holbrook increased by 5.98%, from \$62,623 in 2010 to \$66,730 in 2015. The median household income in Weymouth increased by 4.97%, from \$65,849 in 2010 to \$69,123 in 2015. The median household income in Braintree increased by 4.47%, from \$81,146 in 2010 to \$84,776 in 2015.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,185	11,685	12,285	8,940	42,180
Small Family Households	3,530	3,320	4,560	3,330	22,480
Large Family Households	435	685	815	1,015	3,525
Household contains at least one person 62-74 years of age	2,810	3,000	2,850	2,145	7,460
Household contains at least one person age 75 or older	3,920	2,645	1,970	1,050	2,625
Households with one or more children 6 years old or younger	1,534	1,464	1,575	1,200	5,029

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Approximately 14,185 households in the Consortium Communities, comprising 15.89% of all households, earning less than 30% of the area median income (Extremely Low Income households). Of these Extremely Low Income households, approximately 47.4% include a household with a person over the

age of 62 years of age. Approximately 3,530 Extremely Low Income households are considered small family households, comprising 25% of households in this income group. There are 1,534 households with a child under six years of age, which is approximately 11% of households in this income group. Large families comprise approximately 3% of households in this income group.

There are an estimated 11,685 households in the Consortium Communities, comprising 13.1% of all households, earning between 30% and 50% of the area median income (Very Low Income households). Of these Very Low Income households, approximately 48.3% include a household with a person over the age of 62 years of age. Approximately 3,320 Very Low Income households are considered small family households, comprising 28.4% of households in this income group. There are 1,464 households with a child under six years of age, which is approximately 11% of households in this income group. Large families comprise approximately 5.9% of household in this income group.

There are an estimated 12,285 households in the Consortium Communities, comprising 13.76% of all households, earning between 50% and 80% of the area median income (Low Income households). Of these Low Income households, approximately 39.2% include a household with a person over the age of 62 years of age. Approximately 4,560 of Low Income households are considered small family households, comprising 37.2% of households in this income group. There are 1,575 households with a child under six years of age, which is approximately 12.8% of households in this income group. Large families comprise approximately 6.63% of household in this income group.

Overall, there are approximately 38,155 households in the Consortium, comprising 42.7% of all households, who earn less than 80% of the area median income and would be eligible for various affordable housing programs. Approximately 45% of these households include a household member who is over the age of 62. Approximately 30% of these households are small family households, and approximately 11.99% have a child under the age of 6.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	100	70	45	375	19	25	4	55	103
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	35	65	60	190	20	0	15	25	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	20	190	29	439	85	130	29	154	398
Housing cost burden greater than 50% of income (and none of the above problems)	5,180	1,695	180	14	7,069	2,745	2,370	1,180	200	6,495
Housing cost burden greater than 30% of income (and none of the above problems)	1,530	2,735	2,325	735	7,325	775	1,690	2,280	1,790	6,535

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	530	0	0	0	530	210	0	0	0	210

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

Among renter households, the most common housing problem relates to the number of households who are experiencing a severe housing cost burden. There are approximately 7,069 households who are experiencing a severe housing cost burden. Among extremely low-income renter households, there are approximately 5,180 households that are severely cost burdened and approximately 1,530 households that are housing cost burden. Among Very Low Income renters, there are approximately 1,695 households who are experiencing a severe housing cost burden and 2,735 who are cost burden. The number of low income renters who are experiencing a severe housing cost burden is 180, while the number who are housing cost burdened is 2,325.

Owner households experience similar housing problems as renters, with the most common problem being those owner households who are experiencing a severe housing cost burden. Overall, there are 6,495 households who are severely housing cost burden, with vast majority of these households earning less than 80 of AMI. There are approximately 2,745 extremely low-income households who are experiencing a housing cost burden, 2,370 Very Low Income households, and 1,180 Low Income Households. There are 775 Extremely Low Income households that are housing cost burdened, 1,690 Very Low-Income households, and 2,280 Low-Income Households who are experiencing a cost burden.

Overall, among renter and owner households, the incidence of a cost burden and a severe cost burden are the most common of the housing problems. In total, there are 6,055 renter households earning less than 80% AMI who are experiencing a severe housing cost burden and an additional 6,590 low income renters who are housing cost burdened. In total, there are 6,295 owner households earning less than 80% AMI who are experiencing a severe housing cost burden and 4,745 low income owners who are housing cost burdened.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,575	1,845	505	143	8,068	2,875	2,525	1,235	425	7,060
Having none of four housing problems	3,845	4,005	4,880	3,335	16,065	1,145	3,315	5,670	5,030	15,160
Household has negative income, but none of the other housing problems	530	0	0	0	530	210	0	0	0	210

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

Among renter households, the incidence of severe housing problems is most prevalent among households earning less than 30% of AMI. In this group, approximately 56% have 1 or more severe housing problems, totaling an estimated 5,575 households. Among renter households earning between 30% and 50% AMI, approximately 31% have 1 or more of the severe housing problems, or approximately 1,845 households. Among renter households earning between 50% and 80% AMI, approximately 9% have 1 or more of the severe housing problems, or approximately 505 households.

Among owner households, the incidence of severe housing problems is most prevalent among households earning less than 30% of AMI. In this group, approximately 68% have 1 or more severe housing problems, totaling an estimated 2,875 households. Among owner households earning between 30% and 50% AMI, approximately 43% have 1 or more of the severe housing problems, or approximately 2,525 households. Among renter households earning between 50% and 80% AMI, approximately 18% have 1 or more of the severe housing problems, or approximately 1,235 households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,144	1,605	965	4,714	725	1,065	1,580	3,370
Large Related	185	124	104	413	200	474	430	1,104
Elderly	2,260	1,119	440	3,819	2,195	1,954	934	5,083
Other	2,405	1,660	1,055	5,120	540	700	575	1,815
Total need by income	6,994	4,508	2,564	14,066	3,660	4,193	3,519	11,372

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

Among renter households, the incidence of cost burden is most prevalent among households earning less than 30% of AMI. In this income group, there are nearly 7,000 households who are cost burdened, which comprises approximately 50% of all cost burdened renter households who earn less than 80% of area median income. Among those renters earning less than 30% AMI, the largest share of cost burdened households are households defined as Other, by HUD. This group comprises 34% of households within this income/tenure group for a total of 2,405 households. Renter households with a member who is Elderly comprise the second largest share of cost burdened households, comprising 32% of this income/tenure group and a total of approximately 2,260 households. Small Related families who are cost burdened comprise approximately 31% of households in this income/tenure group for a total of 2,144 households.

Among renter households earning between 30% - 50% AMI, there are approximately 4,508 households who are cost burdened, which comprises approximately 32% of all cost burdened renter households who earn less than 80% of area median income. Among those renters earning between 30% - 50% AMI, the largest share of cost burdened households are households defined as Other by HUD. This group comprises 37% of households within this income/tenure group for a total of 1,660 households. Small related family households comprise the second largest share of cost burdened renter households, comprising 36% of this income/tenure group and a total of approximately 1,605 households. Households with an Elderly member comprise approximately 25% of households in this income/tenure group for a total of 1,119 households.

Among renter households earning between 50% - 80% AMI, there are approximately 2,564 households who are cost burdened, which comprises approximately 18% of all cost burdened renter households who earn less than 80% of area median income. Among those earning between 50% - 80% AMI, the largest share of cost burdened households are households defined as Other by HUD. This group

comprises 41% of households within this income/income group for a total of 1,005 households. Small related family households comprise the second largest share of cost burdened households, comprising 38% of this income/tenure group and a total of approximately 965 households. Households with an elderly member comprise approximately 17% of households in this income/tenure group for a total of 440 households.

Among owner households, the incidence of cost burden is most prevalent among households earning between 30% - and 50% of AMI. In this income/tenure group, there are nearly 4,200 households who are cost burdened, which comprises approximately 37% of all cost burdened owner households who earn less than 80% of area median income. Among those earning between 30% - 50% AMI, the largest share of cost burdened households are those with an elderly member. This household type comprises 46% of households within this income/tenure group for a total of 1,954 households. Small related family households comprise the second largest household type in this income/tenure group, with a share of 37% of households and totaling 1,065. Other households, as defined by HUD comprise 700 households, or 25% of households in this income/tenure group.

There are approximately 3,660 owner households who earn less than 30% AMI, representing 32% of all cost burdened owner households who earn less than 80% of area median income. Elderly households comprise approximately 60% of households in this income/tenure group and total nearly 2,195 households. Small related families represent the second largest share of households in this income/tenure group at 32% or 725 households.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,815	800	50	2,665	625	765	610	2,000
Large Related	160	35	20	215	165	225	120	510
Elderly	1,470	380	50	1,900	1,625	974	294	2,893
Other	1,995	525	75	2,595	440	430	165	1,035
Total need by income	5,440	1,740	195	7,375	2,855	2,394	1,189	6,438

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

Among renter households, the incidence of severe cost burden is most prevalent among households earning less than 30% of AMI. In this income/tenure group, there are nearly 5,440 households who are

severely cost burdened, which comprises approximately 74% of all severely cost burdened renter households who earn less than 80% of area median income. Among those earning less than 30% AMI, the largest share of severely cost burdened households are households defined as Other, by HUD. This group comprises 37% of households within this income/tenure group for a total of 1,995 households. Small related family households comprise the second largest share of severely cost burdened households in this income/tenure group, comprising 33% of this income/tenure group and a total of approximately 1,815 households. Households with an elderly member comprise approximately 27% of households in this income/tenure group for a total of 1,470 households.

Among renter households earning between 30% - 50% AMI, there are approximately 1,740 households who are severely cost burdened, which comprises approximately 24% of all severely cost burdened renter households who earn less than 80% of area median income. Among those earning between 30% - 50% AMI, the largest share of severely cost burdened households are Small Related Family households, which total approximately 800 households or 46% of severely cost burdened households in this income/tenure group. Other households, as defined by HUD, comprise the second largest share of severely cost burdened households in this income/tenure group with a total of approximately 525 households or a 30% share of households in this income/tenure group. Elderly households comprise the third largest share of severely cost burdened households in this income/tenure group, with approximately 380 households or 22%.

The number of severely cost burdened renters earning between 50% and 80% AMI is much lower, totaling 195 households and comprising only 3% of all severely cost burdened households earning less than 80% AMI. The severely cost burdened households in this group are distributed evenly among the four household types.

Among owner households, the incidence of severe cost burden is most prevalent among households earning less than 30% of AMI. In this income group, there are nearly 2,855 households who are severely cost burdened, which comprises approximately 44% of all severely cost burdened owner households who earn less than 80% of area median income. There are approximately 1,625 Elderly households in this income/tenure group, which comprise approximately 57% of all severely cost-burdened households in this income/tenure group. The next largest household share in this income/tenure group are Small Related Families, which comprise 625 severely cost burdened households and 22% of the income/tenure group. Other households, as defined by HUD, are the third largest household share, comprising 440 severely cost burdened households or approximately 15% of the households in this income/tenure group.

Among owner households earning between 30% - 50% AMI, there are approximately 2,394 households who are severely cost burdened, which comprises approximately 37% of all severely cost burdened owner households who earn less than 80% of area median income. Among those earning between 30% - 50% AMI, the largest share of severely cost burdened households are Elderly households, which total approximately 974 households or 41% of severely cost burdened households in this income/tenure group. Small Family Households comprise the second largest share of severely cost burdened

households in this income/tenure group with a total of approximately 765 households or a 32% share of households in this income/tenure group. Other households, as defined by HUD, comprise the third largest share of severely cost burdened households, with approximately 430 households or 18%.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	215	20	204	44	483	105	130	34	65	334
Multiple, unrelated family households	15	45	45	15	120	0	0	10	99	109
Other, non-family households	0	15	25	35	75	0	0	0	10	10
Total need by income	230	80	274	94	678	105	130	44	174	453

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

Among renter households, the incidence of crowding is most prevalent among single family households who earn less than 30% AMI and those earning between 50% and 80% AMI. There are a total of approximately 215 renter households earning less than 30% AMI and a total of approximately 204 households earning between 50% and 80% AMI. Among owner households, single family households comprise the largest share of households with crowding for a total of 334 households. Among this household type, crowding is most prevalent among households earning less than 30% AMI. Approximately 2.6% of all households in the Consortium have some level have crowding, which is a much smaller share compared to cost burden and severe cost burden.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,796	1,644	1,513	5,953	1,188	1,090	1,940	4,218

Table 12 – Crowding Information – 2/2

Data Source: Estimates derived from the American Community Survey, 2011-2015, estimates of Households by Presence of People Under 18 Years by Household Type and CHAS data provided by HUD.

Describe the number and type of single person households in need of housing assistance.

There is a significant number of households classified as “Other” throughout the Consortium that are cost burdened and severely cost burdened. Although HUD does not provide a definition of Other households, it is reasonable to estimate that a considerable portion of these households are single-persons. A larger share of these Other households are renters compared to owners.

Among renter households, there are approximately 5,120 households earning less than 80% AMI that are classified as Other households and are cost burdened. Of these households, approximately 2,405 earn less than 30% AMI, 1,660 earn between 30% and 50% AMI, and 1,055 earn between 50% and 80% AMI. Among owner households, there are approximately 1,815 households earning less than 80% AMI that are classified as Other households and are cost burdened. Of these households, approximately 540 earn less than 30% AMI, 700 earn between 30% and 50% AMI, and 575 earn between 50% and 80% AMI.

Among renter households, there are approximately 2,595 households earning less than 80% AMI that are classified as Other households and are severely cost burdened. Of these households, approximately 1,995 earn less than 30% AMI, 525 earn between 30% and 50% AMI, and 75 earn between 50% and 80% AMI. Among owner households, there are approximately 1,035 households earning less than 80% AMI that are classified as Other households and are severely cost burdened. Of these households, approximately 440 earn less than 30% AMI, 430 earn between 30% and 50% AMI, and 165 earn between 50% and 80% AMI.

The data suggests a significant need among other households for affordable housing, with a greater need among renter households, but still significant need among owner households.

In addition to the households classified by Other as HUD, there is also a sizable share of severely cost burdened households with an elderly member. While a portion of these households may include more than one person, given the demographic profile of this population, a sizable share of this group are single-person households. There is an estimated 1,470 elderly renter households who are severely cost burdened and earn less than 30% of AMI and there are approximately 1,625 owner households who are elderly, severely cost burdened, and earn less than 30% of AMI.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The CoC reported an annual count of 410 DV survivors needing housing or services during FY19 (7/1/18 – 6/30/19). This includes all survivors who received a program intake from a homeless or prevention program and reported they were actively fleeing DV (i.e., literally homeless survivors and survivors at risk of homelessness). The CoC used HMIS and data from comparable databases managed by victim-service providers to calculate this number of survivors in need.

In addition to DV households, data from the public housing authorities in the Consortium indicate that there are approximately 1,463 households with a disabled person that are on the wait list for an accessible unit in either federally-assisted or state-assisted public housing. Approximately 11.5% of the noninstitutionalized population throughout the Consortium communities has a disability. In Braintree, 11.6% of the population has a disability; in Holbrook, 13.7% of the population has a disability; in Milton, 8.9% of the population has a disability; in Quincy, 11.6% of the population has a disability; in Weymouth, 11.9% of the population has a disability. Of the disabled households, approximately 45% are over the age of 65 and approximately 38% are between the age of 35-64.

Of the approximately 25,433 disabled persons in the Consortium, approximately 30% have a hearing difficulty, approximately 17% have a vision difficulty, approximately 41% have a cognitive difficulty, and approximately 47% have an ambulatory difficulty.

What are the most common housing problems?

Housing cost burden and severe housing cost burden is the most common housing problem in Quincy and in the HOME Consortium.

Are any populations/household types more affected than others by these problems?

Extremely low-income renter households and low-income renter households have significant shares of cost burdened and severely cost burdened households. Among these households, households with an elderly member, small family households, and households classified as "Other" represent the largest share of household types for households earning between 0-30% AMI and 30%-50% AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Quincy Community Action Programs (QCAP) is the designated "CAP" agency for our region, and holds a seat on the executive committee of our CoC Board on Homelessness. QCAP serves nearly 20,000 unduplicated people annually. QCAP's client demographics are typically 54% White, 20% Black/African American, 20% Asian, <1% American Indian/Alaska Native, and <1% Native Hawaiian/Pacific Islander. Of the clients who reported the type of family, 53% of clients served were families with children and 46% of those families were headed by a female single parent. 18% of clients served were elderly. The average annual income for QCAP households served is well below the poverty line.

On an annual basis, QCAP's Housing Program serves more than 1,800 households. At least half of these households receive housing information and referral services. In addition, about 400 homeless families in motels receive comprehensive assessments, of which 25% are placed into permanent housing and

receive stabilization services; and several dozen families are prevented from becoming homeless or moved from a homeless situation into stable, affordable housing. About 100 households receive mortgage foreclosure counseling, many of which are able to keep their homes, and the balance are provided with additional counseling. QCAP also administers a First-Time Homebuyers program.

Nearly 80% of households assisted by QCAP have incomes at or below 30% of AMI, but are paying market rents. The size of the families tend to be around 32% singles, 29% households of 2 and 39% households of more than 3. Many families pay more than 75% of their gross income toward rent. A significant number of the single households receive income from Social Security (either retirement or disability), while most households of two or more had someone in the household working. Of these households, about 50 receive summonses to appear in court for an eviction. These are households who are at imminent risk of homelessness. These households all work with QCAP during or prior to the court date. These households are frequently in need of referrals to resources such as SNAP, fuel assistance or child care vouchers. In addition, budgeting information and assistance prove necessary. With these services, and at times with limited financial assistance, most are able to avoid homelessness.

The primary reason for return to shelter is the lack of income to sustain an apartment without a subsidy. The primary concern for the families who do not have permanent subsidies is gaining enough income to sustain the rent on their own. Most are trying to find employment, but do not have specific training or education. Because temporary stipends (HOMEbase, etc) are all for less than a year, most clients do not believe this gives them sufficient time to receive job training and/or education so they are trying to enter the workforce directly. This results in lower paying jobs and so to sustain, the families are working more than one job and so have no time left to pursue education or job training. Child care is the other most significant concern for families. If they go to work and have to pay for child care, a significant amount of their earnings goes to this, not leaving sufficient money for rent and utilities. The waiting list for subsidized child care is long, and so most families need to find some other option, often requiring them to put their children in less than optimal child care situations.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

One of the primary at risk populations we look at are those households at risk of homelessness. And so, QCAP's operational definition of such a household is one that has received a summons to appear in court for an eviction.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing cost burden and severe cost burden, leading to an inability to pay rent are contributing factors in housing instability and risk of homelessness.

Persons unable to afford rent often are forced to stay with others, making for an overcrowded living situation. Persons report staying with persons who are abusive, using drugs, participating in illegal activities, etc due to not having an alternative. Persons will also stay with family and friends who are in subsidized housing, putting all of them at risk for homelessness, since this is a clear lease violation. Persons will also stay in places that are not technically rental units, such as an attic or basement that does not meet health or safety codes or in units that are in unsanitary or in significant disrepair. Persons do not want to involve the Board of Health or make complaints to their landlord for fear of having their rents raised or being evicted.

Rooming houses are linked to an increased risk of homelessness and the population there is generally quite unstable. Many of the individuals in rooming houses are receiving disability income and so are paying nearly their entire income toward rent. This means that even the slightest unanticipated financial issue can cause the individual to get behind and face eviction.

Discussion

As noted above, economic, social and health conditions can contribute to housing instability. Housing cost burden and severe housing cost burden is the most prevalent housing characteristic facing the Consortium, and elderly homeowners are facing the most severe cost burden of any group. HOME, CDBG and ESG funds are integral in creating a new supply of, decent, safe and sanitary affordable housing, allowing homeowners to pay for necessary repairs and provide financial assistance to prevent homelessness. Tenant based rental assistance programs funded through HOME can also be used to serve this population provided that the household is on the waiting list for a rental subsidy program that can provide long-term assistance.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning moderate housing problems. A disproportionately greater need exists when the percentage of households within a category is at least ten percentage points higher than the percentage of households in the category as a whole. Housing problems, as identified below, can constrain a household from having basic housing necessities, such as a functional bathroom or kitchen, cause health and sanitary issues due to overcrowding, and create economic burdens that ultimately lead to housing instability. This data provides insight into the need to provide decent, safe, sanitary and affordable housing, and whether a greater need for such housing exists for individual racial or ethnic groups.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,745	2,684	740
White	7,825	1,989	535
Black / African American	850	90	114
Asian	1,555	505	95
American Indian, Alaska Native	20	20	0
Pacific Islander	0	0	0
Hispanic	265	80	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,785	2,905	0
White	6,755	2,440	0
Black / African American	675	30	0
Asian	900	378	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	260	30	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,335	5,950	0
White	4,405	4,925	0
Black / African American	550	325	0
Asian	965	530	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	245	125	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,100	5,835	0
White	2,095	4,860	0
Black / African American	170	260	0
Asian	640	435	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	119	165	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

All Income Levels:

Across all income levels, moderate housing problems were more common among racial and ethnic minorities than non-Hispanic White households, although there are no disproportionate needs among households earning less than 30% AMI.

Extremely Low-Income: (0 – 30% AMI):

There are no disproportionate needs among extremely low-income households.

Low-Income (30 – 50% AMI):

Among households earning between 30% and 50% AMI, disproportionate needs exist among Black/African American and Hispanic households. The share of Black/African American households with a disproportionate need in this income group is approximately 20 percentage points greater than the jurisdiction as a whole. The share of Hispanic households with a disproportionate need in this income group is approximately 13 percentage points greater than the jurisdiction as a whole. The share of Hispanic households with a disproportionate need in this income group is approximately 14 percentage points greater than the jurisdiction as a whole.

Moderate-Income (50 – 80% AMI):

Among households earning between 50% and 80% AMI, disproportionate needs exist among Black/African American, Asian, and Hispanic households. The share of Black/African American households with a disproportionate need in this income group is approximately 11 percentage points greater than the jurisdiction as a whole. The share of Asian households with a disproportionate need in this income group is approximately 13 percentage points greater than the jurisdiction as a whole. The share of Hispanic households with a disproportionate need in this income group is approximately 13 percentage points greater than the jurisdiction as a whole.

80 - 100% AMI:

Among households earning between 81% and 100% AMI, disproportionate needs exist among only the Asian population. The share of Asian households in this income group with one of the four housing problems was 25 percentage points greater than the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole. This analysis helps determine which racial and ethnic group(s) have the greatest need for decent, safe and sanitary affordable housing.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,450	4,990	740
White	6,035	3,795	535
Black / African American	695	244	114
Asian	1,260	800	95
American Indian, Alaska Native	20	20	0
Pacific Islander	0	0	0
Hispanic	265	80	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,370	7,320	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	3,445	5,735	0
Black / African American	235	460	0
Asian	465	818	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	130	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,740	10,550	0
White	1,155	8,170	0
Black / African American	154	720	0
Asian	345	1,150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	330	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	568	8,365	0
White	323	6,630	0
Black / African American	15	415	0
Asian	199	880	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	284	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The data indicates that the lowest income households in the Consortium communities are most likely to have one of the severe housing problems. Approximately 60% of households earning less than 30% AMI have one of the severe housing problems and approximately 37% of households earning between 30% and 50% AMI have one of the severe housing problems. Approximately 15% of households earning between 50% and 80% AMI have one of the severe housing problems and approximately 6% of households earning between 80% and 100% AMI have one of the severe housing problems.

Extremely Low-Income (0 – 30% of AMI):

Among households earning between 30% and 50% AMI, disproportionate needs exist among Hispanic households. The share of Hispanic households with a disproportionate need in this income group is approximately 17 percentage points greater than the jurisdiction as a whole

Low Income (30% -50% AMI):

Among households earning between 30% and 50% AMI, disproportionate needs exist among Hispanic households. The share of Hispanic households with a disproportionate need in this income group is approximately 63 percentage points greater than the jurisdiction as a whole

Moderate-Income (50 – 80% of AMI):

There are no disproportionate needs among this income group.

80 – 100% AMI

Among households earning between 80% and 100% AMI, disproportionate needs exist among Asian households. The share of Asian households with a disproportionate need in this income group is approximately 12 percentage points greater than the jurisdiction as a whole

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that is experiencing a disproportionately greater housing cost burden in comparison of the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	56,870	17,360	14,285	740
White	46,095	12,625	10,665	535
Black / African American	2,345	1,460	970	114
Asian	6,185	2,210	1,935	95
American Indian, Alaska Native	30	0	20	0
Pacific Islander	0	15	0	0
Hispanic	1,505	610	430	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Approximately 17,360 households throughout the Consortium are cost burdened. This comprises approximately 19% of all households in the Consortium. Black/African American households experience a disproportionate housing cost burden compared to the jurisdiction overall with an 1,460 households that are cost burdened, which comprises nearly 30% of all Black/African American households. This share of cost burden households is roughly 11 percentage points greater than the jurisdiction overall. The data suggests that all Pacific Islander households are cost burden, although this group comprises a very small share of households in the jurisdiction.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data indicates that the lowest income households in the Consortium communities are most likely to have one of the severe housing problems. Approximately 60% of households earning less than 30% AMI have one of the severe housing problems and approximately 37% of households earning between 30% and 50% AMI have one of the severe housing problems. Approximately 15% of households earning between 50% and 80% AMI have one of the severe housing problems and approximately 6% of households earning between 80% and 100% AMI have one of the severe housing problems.

Extremely Low-Income (0 – 30% of AMI):

Among households earning between 30% and 50% AMI, disproportionate needs exist among Hispanic households. The share of Hispanic households with a disproportionate need in this income group is approximately 17 percentage points greater than the jurisdiction as a whole

Low Income Income (30% -50% AMI):

Among households earning between 30% and 50% AMI, disproportionate needs exist among Hispanic households. The share of Hispanic households with a disproportionate need in this income group is approximately 63 percentage points greater than the jurisdiction as a whole

Moderate-Income (50 – 80% of AMI):

There are no disproportionate needs among this income group.

80 – 100% AMI

Among households earning between 80% and 100% AMI, disproportionate needs exist among Asian households. The share of Asian households with a disproportionate need in this income group is approximately 12 percentage points greater than the jurisdiction as a whole

If they have needs not identified above, what are those needs?

Language barriers can also present difficulty to accessing decent, safe and sanitary housing. The Consortium's Fair Housing Plan notes the importance of implementing a Language Assistance Plan to help ensure that individuals have access to municipal programs and activities that will increase access to housing, transportation, employment, and education. The City of Quincy has updated its Language Assistance Plan to provide better access to its housing programs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There is one racially and ethnically concentrated area of poverty in the Consortium, which is in the Germanton neighborhood of Quincy.

.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

This section identifies the demographics of residents currently living in public housing, as well as the existing supply of units and the waiting lists. It also identifies the different needs for households seeking public housing units in the Consortium.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	8	704	1,887	59	1,667	44	0	91

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	16	0	1	15		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	4	413	366	54	284	3	0
# of Disabled Families	0	2	130	749	4	650	19	0
# of Families requesting accessibility features	0	8	704	1,887	59	1,667	44	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	8	404	1,328	38	1,161	29	0	82
Black/African American	0	0	46	437	6	406	15	0	4
Asian	0	0	254	112	15	91	0	0	4
American Indian/Alaska Native	0	0	0	10	0	9	0	0	1

Consolidated Plan

QUINCY

58

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	23	163	0	155	2	0	4
Not Hispanic	0	8	681	1,724	59	1,512	42	0	87
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There is a significant need for accessible public housing units in both federal and state-assisted public housing. Data provided by housing authorities in the Consortium indicate that there are currently 1,463 households on the waiting list for an accessible unit. This includes 1,253 households on the 1-BR waiting list; 174 households on the 2-BR waiting list, and 36 households on the 3-BR waiting list.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The most immediate need among many households on the Public Housing Waiting List and the Housing Choice Voucher Waiting list is the need for affordable housing that serves households earning less than 30% AMI and between 30% and 50% AMI. These are the income groups served by these housing programs and represent the group that is the least likely to be able to secure housing on the private rental market.

Throughout the Consortium Communities there are approximately 10,456 elderly households on the waiting list for federal- or state-assisted public housing. There are approximately 12,150 family households that are on the waiting list for federal- or state-assisted public housing and there are approximately 2,819 disabled households who are on a public housing waiting list.

The waiting list for the federal housing choice voucher program in Massachusetts has an estimated 219,700 applicants. Of these applicants, 16,888 are families with children; 30,501 are elderly families; and 75,360 are families with a disability.

How do these needs compare to the housing needs of the population at large

The housing needs of the population on the public housing waiting list and the housing voucher waiting list are more acute than the population at large due to their limited income and the shortage of housing in the private rental market that serves this population. While many households throughout the Consortium are housing cost burdened or severely housing cost burdened, this problem is exponentially greater for households who are extremely low-income or very low-income.

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

This sections includes the homeless needs assessment table and narrative with respect the nature and extent of homelessness in our Continuum of Care.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	30	1,036	417	140	125	239
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	30	342	997	684	143	52
Chronically Homeless Individuals	17	178	175	123	20	503
Chronically Homeless Families	0	5	5	1	2	550
Veterans	1	33	101	68	40	68
Unaccompanied Child	0	16	117	82	10	52
Persons with HIV	0	7	19	14	5	52

Table 26 - Homeless Needs Assessment

1. Persons in Households with Only Children - Zero - all categories: In MA must be 18 to stay in shelters for adults or in DHCD shelters for families (if HoH). Persons under 18 would be in other state systems of care. No under 18 unsheltered identified during PIT count.
2. All data for adults includes young adults ages 18-24. Data sources:
 1. Given night - Quincy/Weymouth CoC (MA-511) Point-in-Time Homeless Census Count - 1/29/2020
 2. # experience homeless each year:
 - a) families - Multiplier of 1.5 of PIT count, based on average turnover in MA Emergency Assistance system (shelters, motels) in a year's time.
 - b) only adults - Father Bill's Place shelter - HMIS data by Father Bill's & MainSpring - This is the only emergency shelter in the area. It serves homeless adults from Quincy, Weymouth and surrounding towns.
 - c) chronic individuals - Estimate - combination of staff interview and guest self-assessment at Father Bill's Place.
 - d) chronic families - Estimated based on PIT count.
 - e) veterans - Father Bill's data.
 - f) unaccompanied youth = Father Bill's data
 - g) persons

Data Source Comments: w/HIV - Father Bill's data.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A, data is available and has been entered above. Some entries are based on estimates.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	449	25
Black or African American	469	3
Asian	13	0
American Indian or Alaska Native	4	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	183	1
Not Hispanic	853	29

Data Source

Comments:

Source: MA-511 CoC Point In Time Count 1/29/2020

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 238 homeless families sheltered in our CoC as of the 2020 homeless point-in-time count (694 persons in those households). Homeless families in shelter in this region are extremely low-income, with incomes no more than 115% of the federal poverty limit as per MA shelter eligibility guidelines. Given their low incomes and given Massachusetts has one of the highest rental costs in the country, homeless families need significant housing assistance in order to end their homelessness and sustain housing. A small subset of families, estimated at less than 10% are chronically homeless or otherwise have significant disabilities and would need permanent supportive housing.

There are more resources available to homeless families of veterans than to homeless families in general, including VASH and rapid re-housing resources through Supportive Services for Veteran Families (SSVF). Father Bill's & MainSpring operates the SSVF program for Norfolk County. As a result, few families of veterans enter the shelter system, and when they do are able to exit more rapidly. There is an emergency shelter for families in an adjacent community (Stoughton, Norfolk County) with two units for veteran families that is available to any homeless families of veterans in the region.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The above chart indicates that as of the night of the 2020 point-in-time count, out of 964 homeless persons (all adults and children), 49% were white, 49% black/African-American; 1% Asian; and statistically 0% American Indian/Alaska Native or Pacific Islander. 17% were Hispanic and 83% non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of homeless families has increased in recent years with the increase in family homelessness statewide, and more families being sheltered by the Commonwealth of MA in motels within Quincy and Weymouth and the greater CoC region, which have been used as overflow sites when shelters are full. The region's shelter for homeless adults, Father Bill's Place, operates in chronic overflow, with an average of over 120 adults nightly.

Discussion:

No additional discussion.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

This section describes the characteristics of special needs populations in our community, and discusses the housing and supportive service needs of those populations.

Describe the characteristics of special needs populations in your community:

The special needs populations in our community who are not experiencing homelessness include the elderly and frail elderly, persons living with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS, and survivors of domestic violence.

Elderly

The supportive housing needs of the elderly include affordable housing (not exceeding 30% of their monthly income) and services that allow them to live independently including access to public transportation and other transportation services, proximity to amenities such as grocery stores, pharmacies, community resources and readily available access to healthcare services. Housing units that accommodate changes in mobility needs will allow this population to age in place. Data from the housing needs assessment indicate that there are approximately 6,730 households earning less than 30% AMI with a member who is 62 years old or older. There are an additional 5,645 households earning between 30% and 50% AMI with a member who is 62 years old or older.

Frail Elderly

Frail elderly is a person who is 62 years of age or older and requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. In addition to the needs of the elderly, the frail elderly require in-home supportive services in order to allow them to live independently. These services include assistance with bathing, personal care, medication, dressing, meal preparation, transportation, housekeeping, laundry, shopping, and other essential services. According to the American Community Survey, there are approximately 5,543 households aged 65 and over with a person with an independent living difficulty in the Consortium Communities and 2,666 persons aged 65 and over with a self-care difficulty in the Consortium.

Disability

Disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties. Approximately 11.5% of the noninstitutionalized population throughout the Consortium communities

has a disability. In Braintree, 11.6% of the population has a disability; in Holbrook, 13.7% of the population has a disability; in Milton, 8.9% of the population has a disability; in Quincy, 11.6% of the population has a disability; in Weymouth, 11.9% of the population has a disability. Of the disabled households, approximately 45% are over the age of 65 and approximately 38% are between the age of 35-64.

Of the approximately 25,433 disabled persons in the Consortium, approximately 30% have a hearing difficulty, approximately 17% have a vision difficulty, approximately 41% have a cognitive difficulty, and approximately 47% have an ambulatory difficulty.

Domestic Violence

The CoC reported an annual count of 410 DV survivors needing housing or services during FY19 (7/1/18 – 6/30/19). This includes all survivors who received a program intake from a homeless or prevention program and reported they were actively fleeing DV (i.e., literally homeless survivors and survivors at risk of homelessness). The CoC used HMIS and data from comparable databases managed by victim-service providers to calculate this number of survivors in need.

Statewide indicators suggest that 1/3 women and 1/5 men report have experienced rape, physical violence, or stalking by an intimate partner in their lifetime. The Massachusetts Department of Public Health funded emergency domestic violence shelters that served more than 1,300 adults and children in 2018. In 2018, DPH funded community programs served more than 11,000 adults and 1,600 children. The state's DV hotline received approximately 23,000 requests for shelter in FY19, but were only able to provide shelter to 9% of callers.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations vary based upon the population, the composition of the household, and the support services that are available. Supportive service needs are determined on both an individual basis through direct consultation with individuals and families and on a systems basis through close collaboration with service providers and local, state, and federal agencies who are involved in policy development, program design, and program administration. The supportive housing needs of the various populations are summarized below.

Elderly/Frail Elderly - Mental Health counseling, Financial counseling, Outreach & Communication, Limited English assistance, Transportation, Hoarding counseling, Physical Programs, Educational Programs, Intergenerational Programs, Reduced Cost Arts & Music Programs, Bus Trips, and Holiday Programs.

Severe Mental Illness - Persons with severe mental illness face difficulties with basic, everyday activities such as keeping themselves safe, caring for their basic physical needs, or maintaining safe and adequate

housing. Extensive histories of hospitalization, unemployment, substance abuse, homelessness, and involvement in the criminal justice system are common. Although Quincy has several excellent behavioral health providers including inpatient treatment beds, the need for these services remains high.

Developmentally and Physically Disabled – These individuals often have life-long disabilities that affect daily functioning in three or more of the following areas: capacity for independent living, economic self-sufficiency, learning, mobility, receptive and expressive language, self-care, and self-direction. The City of Quincy has worked cooperatively with area agencies serving the disabled, and continued coordination of these supportive services will be critical to these populations over the next five years.

Persons w/ Alcohol/Other Drug Addictions - These individuals need supportive services such as monitoring, screening, information and referral, detox medication, education, and self-help groups.

Persons w/ HIV/AIDS and their Families – This population needs supportive services such as case management, emergency financial assistance, food, transportation, early intervention, education, and wellness and nutrition.

Victims of Domestic Violence - the incidence of domestic violence has been linked with substance abuse and economic stress, such as job loss, so supportive service needs for this population may include counseling and job search/placement services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to data from the Massachusetts Department of Public Health's Bureau of Infectious Disease and Laboratory Science, there were 1,308 people living with HIV in Norfolk County in 2018. There are approximately 195 people per 100,000 who are living with HIV in Norfolk County, compared with the statewide rate of 337 people per 100,000. Among low-income persons living with HIV/AIDS, access to affordable housing is critical as it can provide necessary stability that allows greater access to supportive services that can support the effective management and treatment of the virus.

Discussion:

No additional discussion.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public Facilities address the community need for adequate year round recreational, educational, and well equipped facilities that serve all segments of the community and provide for future City growth, while being accessible to those with disabilities.

We will strive to construct and rehabilitate all types of eligible public facilities such as: Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, Neighborhood Facilities, Child Care Centers, Health Facilities, Mental Health Facilities, Parks and/or Recreation Facilities, Parking Facilities, Tree Planting, Fire Stations/Equipment, Abused/Neglected Children Facilities, Asbestos Removal, Non-Residential Historic Preservation, and Other Public Facility Needs.

Public Facilities address the community need for adequate year round recreational, educational, and well equipped facilities that serve all segments of the community and provide for future City growth, while being accessible to those with disabilities.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15 for a list of citizen participation surveys, focus groups, and strategies which have led to our determination.

Describe the jurisdiction's need for Public Improvements:

Public improvements and infrastructure are the basic facilities, services, and installations needed for the functioning of a community or society. All eligible public improvements such as: Water/Sewer Improvements, Street Improvements, Sidewalks, Solid Waste Disposal Improvements, Flood Drainage Improvements, and Other Infrastructure will be a focus of our attention over the next 5 years.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15 for a list of citizen participation surveys, focus groups, and infrastructure studies which have led to our determination.

Describe the jurisdiction's need for Public Services:

Public services (including those administered by local non-profits as well as those administered by the city) play a crucial role in improving the quality of life of residents in our community. All eligible public services will be an area of focus over the next 5 years, including Senior Services, Handicapped Services, Legal Services, Youth Services, Child Care Services, Transportation Services, Substance Abuse Services, Employment/Training Services, Health Services, Lead Hazard Screening, Crime Awareness, Fair Housing Activities, Tenant Landlord Counseling, and Other Services.

Special (Non-Homeless) Needs include: Elderly and Frail Elderly, Severe Mental Illness, Developmentally Disabled, Physically Disabled, Persons with Alcohol or Other Drug Addictions, Persons with HIV/AIDS, Victims of Domestic Violence, or Other (Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders).

Other needs include: Language Assistance. The purpose of Language Assistance is to ensure that residents of the City of Quincy have meaningful access to program information and services even though they may be limited in their English proficiency.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15 for a list of citizen participation surveys, focus groups, and strategies which have led to our determination.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Over the past 5-years, rents and home prices have increased dramatically in the Consortium Communities, with rents increasing by approximately 13% and home prices increasing by more than 30%. Buoyed by a strong regional economy and proximity to Boston, there has been significant development in areas of the Consortium that are well served by public transportation. Key drivers of growth at the MBTA Red Line stations in Quincy as well as the Weymouth Landing Commuter Rail Station in Weymouth. This growth, which has resulted on increased pressure in the housing market, necessitates the need for affordable rental housing for housing very low and extremely low-income families and individuals as well as strategies that allow homeowner to age in place as well as improvements to the existing housing stock.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The following section of the Consolidated Plan describes the number, type, tenure and size of housing available in the Consortium. The Consortium has a diversity of housing choices, including single-family homes, small multi-family units, and larger apartments. Approximately 60% of households in the consortium are homeowners and approximately 40% are renters.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	46,815	50%
1-unit, attached structure	4,375	5%
2-4 units	15,310	16%
5-19 units	9,540	10%
20 or more units	17,180	18%
Mobile Home, boat, RV, van, etc	238	0%
Total	93,458	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

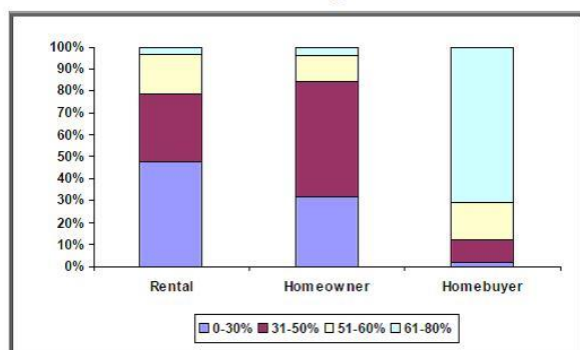
Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	175	0%	1,775	5%
1 bedroom	2,610	5%	13,760	39%
2 bedrooms	12,290	23%	14,090	40%
3 or more bedrooms	38,830	72%	5,740	16%
Total	53,905	100%	35,365	100%

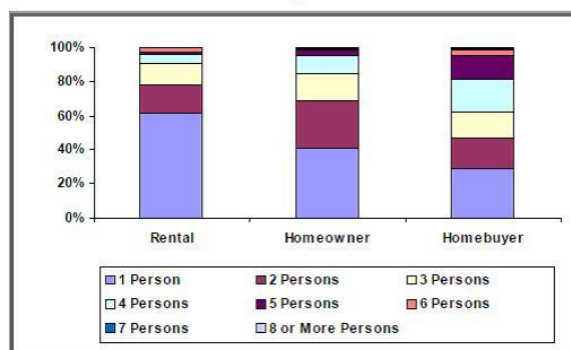
Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

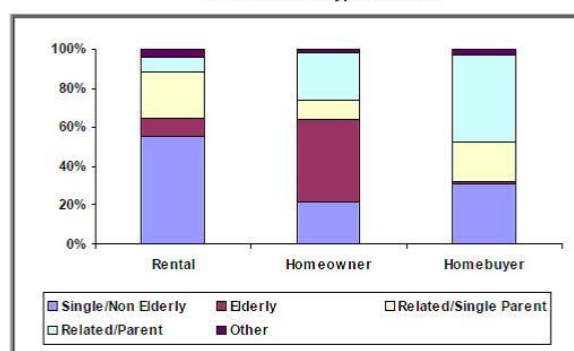
b. Income Range Breakout



c. Family/Size Breakout



d. Household Type Breakout



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program DASHBOARD
Page3



Household Size, Income and Type for HOME-Assisted Units

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Throughout the Consortium there is approximately 8,299 units of subsidized and/or deed restricted affordable housing. These include public housing units operated by local housing authorities and privately owned rental housing units with federal and/or state operating/capital subsidies or deed-restricted homeownership units. Of these affordable units, there are approximately 2,300 public housing units throughout the five-town Consortium.

Public housing units primarily serve households earning up to 30% of the area median household income. Each of the Consortium communities has public housing, which serve elderly/disabled households, families, and special needs populations. Braintree has 195 state-assisted public housing units, with 179 units for elderly or disabled, 7 units for families, and 9 units for special needs individuals. Holbrook has 84 state-assisted public housing units, with 74 units for elderly or disabled and 10 for families. Milton has 65 state-assisted public housing units with 39 units for elderly or seniors, 12 units for families, and 14 for special needs populations. Quincy has 938 state-assisted public housing units and 651 federally assisted units. Of these units, approximately 616 serve families and 1,147 serve seniors or

elderly households and 29 serve special needs populations. Weymouth has 405 state-assisted public housing units and 70 federally assisted units. Of these units, approximately 189 serve families and 286 serve seniors or elderly households.

In addition to public housing, there is privately owned affordable rental housing in the Consortium that serves extremely low and very low-income households. There are approximately 1,963 units in the Consortium with a federal project-based rental assistance contract in place. In Quincy, there are approximately 1,211 housing units that are subsidized with a project-based rental assistance contract, there are 169 units in Holbrook, in Braintree there are 166 units, in Milton there are 165 units, and in Weymouth there are 252 project-based rental assistance contracts.

There are other federal, state and local housing programs available within the Consortium. Both Quincy and Weymouth are Community Development Block Group (CDBG) Entitlement communities. Braintree, Quincy, and Weymouth also have the Community Preservation Act (CPA), a locally-adopted program that provides funding for affordable housing, which can serve households earning up to 100% of the area median income.

The City of Quincy has an Affordable Housing Ordinance that creates additional affordable housing through private investment. Since 2001, the Inclusionary Housing Ordinance has created 430 affordable units through on-site units and fee-in-lieu contributions that have been made to finance affordable housing. An additional 70 units that have been funded through fee-in-lieu payments are in the project pipeline.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Based on data provided in the National Housing Preservation Database and in the Massachusetts Community Economic Development Assistance Corporation's *Expiring Use Inventory Report*, there are 270 units in Quincy with a Section 8 contract expiring in 2021 that will need to be renewed and there is an additional 8 units that are set to expire in 2024. The portfolio of private affordable housing in the other Consortium Communities does not have affordability restrictions expiring over the five-year planning cycles.

Does the availability of housing units meet the needs of the population?

The Consortium does not have enough existing housing affordable to low- and moderate-income households to meet the need. Approximately 8.9% of the Consortium's 93,458 housing units qualify on the Commonwealth of Massachusetts Subsidized Housing Inventory, and are considered affordable. Data from the needs assessment shows that there is a considerable populations of households earning less than 50% of the area median income, who could benefit from affordable housing. These include elderly homeowners who may want to downsize and single person households as well as small families. There are approximately 14,185 households in the Consortium that earn less than 30% of the area

median income, approximately 11,685 households earning between 30% and 50% AMI, and approximately 12,285 households who earn between 50% and 80% AMI. There are approximately 5,440 households earning less than 30% AMI who are severely cost burdened and 1,740 who earn between 30% and 50% AMI who are severely cost burdened.

Describe the need for specific types of housing:

Based on the needs assessment data, there is significant need to affordable rental housing to serve the elderly, single-person households, and small families who earn less than 50% of the area median income. The types of housing include new senior housing, special needs housing for those with mental health disorders, and family housing. This can be completed through the creation on new rental housing untis or through tenant based rental assistance.

In addition, programs such as home repair programs that help seniors stay in their homes by addressing capital needs and accessibility issues are also important.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Home prices and rents throughout the Consortium communities increased significantly over the past five years. Throughout the Consortium communities the median home price has increased by approximately 31% and the median contract rent has increased by approximately 13%. There is significant variability throughout the Consortium with respect to the housing market and home prices and median rents. Median rents in Milton were the highest of all the Consortium communities at \$2,644, followed by Braintree at \$2,344 Quincy at \$2,200, Holbrook at \$2,184, and Weymouth at \$2,081. Milton also has the highest median home values at approximately \$726,000, which is significantly higher than Braintree, which has the second highest home values at approximately \$526,000. Quincy has the third highest median home values at \$500,000, followed by Weymouth at \$417,000 and Holbrook at approximately \$359,000.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	381,399	500,917	31%
Median Contract Rent	2,020	2,288	13%

Table 29 – Cost of Housing

Alternate Data Source Name:

Zillow Rent Data

Data Source Comments:

Rent Paid	Number	%
Less than \$500	6,145	17.4%
\$500-999	7,615	21.5%
\$1,000-1,499	13,890	39.3%
\$1,500-1,999	5,585	15.8%
\$2,000 or more	2,134	6.0%
Total	35,369	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,640	No Data

% Units affordable to Households earning	Renter	Owner
50% HAMFI	9,280	960
80% HAMFI	19,310	4,763
100% HAMFI	No Data	11,808
Total	33,230	17,531

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,608	1,801	2,194	2,749	2,966
High HOME Rent	1,329	1,425	1,712	1,970	2,178
Low HOME Rent	1,037	1,111	1,333	1,540	1,718

Table 32 – Monthly Rent

Alternate Data Source Name:

2019 Fair Market Rents

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a shortage of affordable housing across income and across tenure groups across the Consortium. For example, there are approximately 9,950 renter households in the Consortium earning less than 30% AMI, but only 4,640 rental units that are affordable to households in this income group, according to data from CHAS. The housing affordability gap is also present among low and moderate-income homeowners, where there are significantly more households in low- and moderate income groups than there are affordable homeownership opportunities that serve these populations.

The shortage of affordable housing is also evident by the large number of low- and moderate-income households that are cost burdened or severely cost burdened throughout the Consortium. This is also evident by the significant number of households that are on the waiting list for public housing and voucher assistance throughout the Consortium.

How is affordability of housing likely to change considering changes to home values and/or rents?

Over the past five years, home prices and rents have continued to increase throughout the Consortium. Between 2015 and 2020, the average median rent in the Consortium communities increased by approximately \$268/month for an increase of 13.29%. Home values increased at a higher percentage, increasing by an estimated 31% or by \$119,518 from January 2015 – January 2020. The strength of the regional economy has put increased pressure on the local housing market and supply of new housing

has not been able to keep pace with the demand for new housing. As land is increasingly scarce and development and construction costs continue to rise, it is anticipated that home values and rents throughout the region will continue to increase.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Data from the Metropolitan Area Planning Council suggest that market rents throughout the Consortium communities vary, however, the average market rent across the jurisdiction are above the High HOME rent by an average of approximately 8% (studio – 3-BR units) and approximately 33% -44% greater than the Low HOME rents. The median market rent for a studio apartment is highest in Quincy, with a median rent of approximately \$1,852/month and lowest in Holbrook where the median rent for a studio is approximately \$1,000/month. The median rent for a 2-BR apartment is highest in Braintree at approximately \$2,325/month and lowest in Holbrook at approximately \$1,762/month.

The variability in rents across the Consortium suggest that targeting affordable housing resources at households earning less than 50% AMI will make the greatest impact in serving households who have fewer options in the private housing market.

Discussion

As home prices and rents continue to rise throughout the region and the Consortium, it is increasingly important to utilize HOME resources to leverage additional investment in affordable housing throughout the Consortium communities. Market rate development in the Consortium does not serve low- and moderate-income households; HOME resources along with other sources are critical to support the creation and preservation of affordable housing. This is especially true for households earning less than 30% of area median income and for households earning between 30% and 50% of area median income.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section details housing conditions throughout the Consortium to help inform need and extent for home improvement programs to address substandard conditions as well as the need to lead hazard control.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

HUD defines substandard condition to include units with one or more of the following characteristics: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; (3) more than one person per room, and (4) cost burden greater than 30%.

In accordance with the HOME regulations and local policies, the Consortium's standard for "substandard housing" are housing units that do not meet the minimum standards set forth by the State of Massachusetts sanitary code at 105 CMR 410.000 (Minimum Standards of Fitness for Human Habitation, "State Sanitary Code"). The State Sanitary Code is used as the standard for determining necessary improvements as part of the housing rehabilitation/home improvement programs. The Consortium also uses 105 CMR 460: Lead Poisoning Prevention and Control and the federal lead requirements on all housing projects that are covered under the law.

Units that are "substandard condition but suitable for rehabilitation" are those units that do not meet 104 CMR 410.00 or 105 CMR 460, but can be repaired or improved at a reasonable cost and be brought into compliance with the minimum standard.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,540	31%	15,760	45%
With two selected Conditions	340	1%	515	1%
With three selected Conditions	59	0%	85	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	36,970	69%	19,015	54%
Total	53,909	101%	35,375	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,045	6%	3,980	11%
1980-1999	7,130	13%	6,170	17%
1950-1979	17,725	33%	13,425	38%
Before 1950	26,000	48%	11,775	33%
Total	53,900	100%	35,350	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	43,725	81%	25,200	71%
Housing Units build before 1980 with children present	2,964	5%	1,274	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

There is a need for homeowner and rental rehabilitation throughout the Consortium. This includes critical repairs for property owners to address deficiencies with the State Sanitary Code and lead hazard control. There is minimal housing throughout the Consortium that lacks necessary plumbing and kitchen facilities, fortunately, but deficiencies with the state sanitary code and the need for lead hazard control are common housing problems. Elderly homeowners on fixed income with limited cash savings represent the population most in need of homeowner repairs.

Rental rehabilitation with HOME funds is done nearly exclusively with nonprofit housing providers through a comprehensive rehabilitation scope. The City of Quincy, through a lead hazard control grant, is able to delead rental housing units while also completing other improvements to make homes safer and more habitable.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Assuming that all households are distributed evenly across pre- and post-1980 rental units, approximately 31,240 out of the 38,155 low- and moderate-income households in the Consortium are living in housing units constructed prior to 1980. While not all of these units contain lead hazards, and not all units are occupied by a child under 6 years of age, there remains a high number of units where lead hazard control is necessary.

Discussion

Home improvement and rental housing recapitalization programs play an important role in the Consortium's affordable housing strategy. Completing necessary capital improvements and critical repairs are part of a comprehensive housing strategy that can allow seniors to age in place and to improve the quality of housing for other populations. In 2019, the City of Quincy received a grant from HUD's Office of Lead Hazard Control and Healthy Homes to address lead hazards in housing as well as other "healthy home" improvements. Over the next two program years, it is anticipated that approximately 40 homes will have lead hazards abated.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are five local housing authorities (LHAs) throughout the Consortium Communities. These include the Braintree Housing Authority, Holbrook Housing Authority, Milton Housing Authority, Quincy Housing Authority, and Weymouth Housing Authority. Both the Quincy Housing Authority and the Weymouth Housing Authority operate both federal and state-assisted public housing, while the Braintree Housing Authority, Holbrook Housing Authority, and Milton Housing Authority only operate state-assisted public housing.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	8	719	1,755	58	1,246	271	0	891
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Across the Consortium Communities there is an estimated 2,300 public housing units, including federal- and state-assisted units. Of these units, approximately 866 are for families and 1,466 are for the elderly or disabled. The Quincy Housing Authority operates approximately 938 state-assisted units and 651 federally-assisted units. Of these units, approximately 600 are family units and approximately 1,175 are units for the elderly or disabled. The Weymouth Housing Authority operates 435 public housing units, with 246 for the elderly or disabled and 189 for families. The Braintree Housing Authority operates 195 units of state-assisted public housing, with approximately 179 units for the elderly or disabled, 7 units for families, and 9 special needs units. The Holbrook Housing Authority operates 84 units of state-assisted public housing, with approximately 74 units for the elderly or disabled, and 10 units for families. The Milton Housing Authority operates 65 units of state-assisted public housing, with approximately 39 units for the elderly or disabled, 12 units for families, and 14 special needs units.

All housing authorities report the need for additional accessible housing units as a priority need. The public housing units throughout the Consortium portfolio have significant capital needs that are addressed incrementally through agency capital improvement plans. These include replacement of major building systems and other modernization efforts to improve the quality of life for residents.

Public Housing Condition

Public Housing Development	Average Inspection Score
Drohan Apartments	84
O'Brien Towers	69
Pagnano Towers	74
Pleasantville - Weymouth	74
Riverview	73

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units throughout the Consortium portfolio have significant capital needs that are addressed incrementally through agency capital improvement plans and other grants and resources that are used to supplement annual capital funds. These include replacement of major building systems, including roofs, elevators, electrical systems, the creation of more fully accessible housing units and other modernization efforts to improve the quality of life for residents. Examples of improvements recently completed or planned for the public housing agencies in the Consortium Communities are included below.

Quincy Housing Authority has recently completed the installation of new membrane roofs at three Federal developments, installation of asphalt shingle roofs at a State development, installation of a new security system with digital cameras at two of our State developments in addition installation of a new security system is currently under construction at four of its Federal developments, replacement of all common area flooring and hallway flooring in one of its high-rise buildings. The QHA has replaced old antiquated electric heating systems with new individual mini-split units at all four high-rise buildings, these units not only provide individualized heating comfort but also provide central air conditioning for these tenants. Planned capital improvements over the next five years include roof replacement, elevator replacement, updated electrical systems, and other interior and exterior upgrades.

The five-year CIP for the Milton Housing Authority call for septic system replacement at one of the 689 houses, roofing shingles replacement on two of the 705 houses, front porch replacement on one of the other 705 houses, the fire panel is to be replaced at the 667 development and the front door security panels are due to be replaced at the 667 development. Additional capital improvement needs include roof and siding replacement, kitchen and bathroom renovations, and the creation of accessible units.

Braintree Housing Authority capital needs include interior improvements to kitchens, bathrooms, and common areas, building envelope improvements including siding and window replacement and site improvements to walkways and property grounds and the need to create additional accessible units.

The Weymouth Housing Authority is currently in the planning process for the revitalization and redevelopment of its state-assisted public housing development at Lakeview Manor.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The living environment for low- and moderate-income families living in public housing is maintained and improved through annual and as needed inspections of individual housing units and common areas, planned capital improvements in accordance with agency approved capital improvement plans that is developed in conjunction with HUD and/or DHCD, tenant involvement in decision making, and the creation of other community amenities. For example, the Quincy Housing Authority recently installed air source heat pumps in several of their senior or disabled housing developments to provide modern heating and cooling systems for their residents. The Braintree Housing Authority recently installed air source heat pumps in the community facilities at their properties and will also be installing air source heat pumps in their congregate housing. These improvements will greatly enhance the quality of life for residents, particularly in summer months when extreme heat can pose serious health risk to seniors and other vulnerable populations. Other improvements to the living environment are detailed in the discussion of restoration and revitalization needs. Resident feedback into property improvements and community life is provided through resident advisory boards, local tenant organizations, and involvement of residents at Commissioner meetings and meetings with staff leadership at the Agency.

Discussion:

Public housing authorities provide an important role in providing affordable housing for the most vulnerable residents in the community. Both Quincy and Weymouth, through CDBG entitlement funds, have the ability to provide additional funding to address housing authority capital needs. Additional capital improvements and modernization projects are funded through agency capital improvements plans.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section includes the "facilities and housing targeted to homeless households" chart, as well as narrative on mainstream resources available to these populations.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	83	77	0	141	0
Households with Only Adults	122	27	0	185	5
Chronically Homeless Households	0	0	0	98	5
Veterans	5	0	0	14	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Facilities as of the Jan. 29, 2020 Point-in-Time homeless count and housing inventory list.

FAMILIES:

Year round family beds: Friends of the Homeless (71), DOVE DV shelter (12)

ONLY ADULTS:

Year round

only adults beds: Father Bill Place (110), emergency beds in the community (8), DOVE DV beds for adults (4)

Overflow beds are provided at Father Bill's Place based on per-night need. On the night of the PIT count, 27 additional beds were provided (beds or floor mats).

Special Populations:

Chronically Homeless - No designated ES beds, so "0" was entered. However, Father Bill's Place operates with a harm reduction model: no one is turned away. 30 chronically homeless sheltered on the night of the PIT count.

Veterans -At least 5 beds at Father Bill's Place for veterans funded by the VA. Additional beds for veterans provided as needed. 13 were sheltered on the night of the count.

Unaccompanied Youth - No designated ES beds in the region. Youth must be at least 18 to stay in MA-DHCD funded shelters (Father Bill's Place). 3 were sheltered on night of PIT count.

Unaccompanied Youth - No designated PSH beds in the region. On average 5-10 PSH beds occupied by unaccompanied youth ages 18-24.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following mainstream services are used to complement services targeted to homeless persons in this region:

- Both Quincy and Weymouth use CDBG funds to help provide services to homeless persons staying at Father Bill's Place shelter and/or moving to permanent housing. Weymouth CDBG helps to fund shelter beds and case management services for homeless persons. Quincy CDBG helps to fund services and shelter beds for homeless veterans. Employment services targeted to homeless persons are provided by FBMS by an employment specialist located at the Quincy One Stop Career Center and available to homeless individuals and families from Quincy and Weymouth. These services are funded through a combination of HUD CoC resources and mainstream in-kind support from the Quincy One Stop Career Center. Boston HealthCare for the Homeless Program provides healthcare services for homeless individuals at Father Bill's Place and to families at Friends of the Homeless of the South Shore. Mamet Community Health Center provides additional healthcare screening and services to homeless persons in this region. Eliot Community Human Services has a mental health clinician onsite at Father Bill's Place to assist homeless persons with accessing mental health services. This position is funded through a US Dept of Health & Human Services PATH grant. These mental health services are complemented by additional mainstream resources provided by the MA Department of Mental Health (DMH). In particular, DMH funds supportive services provided to homeless persons who move to permanent supportive housing in this region. These resources serve as matching funds/resources to HUD CoC permanent supportive housing for those with serious mental illness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Quincy & Weymouth region has a significant stock of facilities and services to meet the needs of homeless persons, as indicated in the above chart. Father Bill's Place, the emergency shelter for adults is a low-threshold shelter that places no sobriety or other restrictions on entry. It serves many chronically homeless individuals. Quincy and Weymouth have over 100 permanent supportive housing units designated for chronically homeless persons, surpassing the goal of the Quincy Ten Year Plan to End Chronic Homelessness to create 100 units by 2015. Nearly all other permanent supportive housing units not designated for this population are prioritized for chronically homeless persons. Intensive case management services to assist chronically homeless persons to stabilize in housing are provided along

with these units through a combination of funding from the HUD CoC program, MA Dept of Mental Health, Medicaid-funded case management, and private resources.

For veterans, a combination of VA funding and Quincy CDBG provides emergency shelter targeted to homeless veterans at Father Bill's Place. The VA Supportive Services for Veteran Families (SSVF) funds Father Bill's & MainSpring to assist homeless veterans to be rapidly rehoused, providing both case management and flexible rental funds. The region also has 14 designated units of permanent supportive housing for homeless veterans, including an 8-unit SRO. Veterans are also housed in other permanent supportive housing targeted to homeless persons in the region. On average 30 veterans are tenants in the region's permanent supportive housing between both designated and non-designated units.

For unaccompanied youth, there are no designated facilities but they are sheltered at Father Bill's Place or in family shelter and also have access to permanent supportive housing. On average 5-10 unaccompanied youth are tenants in the region's permanent supportive housing.

For families, MA-DHCD funds the Friends of the Homeless of the South Shore family shelter (71 beds); it also provides overflow beds by renting area motels which are used for families from the Greater Boston region. The state also funds DOVE shelter for 12 families and 4 single women fleeing domestic violence.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section identifies the supportive housing needs and actions to assist non-homeless individuals with special needs. These services are essential in helping different populations in Quincy and the HOME Consortium communities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Please see section NA-45 “Non-Homeless Special Needs Assessment,” which specifically identifies the supportive services needs for these populations. These needs were determined through a variety of sources, including focus groups, roundtable discussions, interviews and third party need assessment plans. Further information can also be found in SP-50 “Public Housing Accessibility and Involvement,” which discusses the supportive housing needs for public housing residents.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The MA Dept. of Mental Health (DMH) has regulations and procedures for discharges from state facilities and services, and closely monitors and tracks discharges. DMH homeless policy states that in no instance shall a person be discharged from an in-patient facility with directions to seek emergency shelter, and that every effort must be made through careful discharge planning to work with the client and area resources to seek adequate, permanent housing. All discharges from DMH facilities are documented in a comprehensive database to monitor activity and ensure compliance with current laws and regulations. The CoC shelter for individuals tracks discharges from public systems of care and shares data with the LC, which coordinates with both DMH and the MA ICHH to ensure local adherence with this policy.

Massachusetts Operational Services Division (OSD) oversees all state procurements and contracts and provides standard contracting language for state Departments stating that the Commonwealth has determined discharging consumers to shelters or places not meant for human habitation is inappropriate and that through the implementation of aggressive and comprehensive discharge planning the number of consumers who enter homelessness will be reduced. These standards are reviewed during site visits, annual reports, review of discharge and admissions data, analysis of billing data, and risk management analysis. The MA Dept. of Public Health (DPH) ensures that all of its contracts for healthcare and substance abuse facilities include this language and that discharges are closely monitored. The CoC shelter for individuals tracks discharges from public systems of care and

shares data with the South Shore Network LC, which coordinates with both DPH and the MA ICHH to ensure local adherence with this policy. Providers routinely discharge consumers primarily to state funded transitional support and residential recovery programs.

The Consortium, in partnership with state financing partners, provide capital subsidies to support the rehabilitation/preservation and new construction of housing in combination with supportive services to support individuals with mental health and substance abuse and other co-occurring disorders and mobility impairments. Project sponsors partner directly with state agencies and other social services agencies to deliver housing in combination with supportive services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Quincy will continue to provide CDBG Human Services and ESG grants to subrecipients that provide these essential services. The Consortium will continue to utilize HOME funds to create additional, permanent affordable and accessible housing units.

In addition, a special needs housing development for adults with developmental disabilities is currently under construction in Quincy. The project will serve adults with developmental disabilities through the Department of Developmental Services community based, residential housing program. In addition, the Consortium has an additional project in the pipeline that will provide supportive housing to individuals who are at-risk of homelessness and have mental health, substance abuse and co-occurring disorders.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see response above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The most significant barrier to affordable housing development throughout the Consortium is the high cost of land and construction costs. Local zoning policies limits areas where multifamily development is allowed, which contributes to the scarcity of developable land. Many projects seek approval through the comprehensive permit process, which can result in public opposition to development projects. Barriers in the respective Consortium communities are detailed in respective planning documents, including state required Housing Production Plans as well as the Consortium's Fair Housing Plan/Analysis of Impediments to Fair Housing Choice, which is being updated in conjunction with the Con Plan process.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Quincy and the South Shore HOME Consortium has a growing economic development presence in the Greater Boston Area. This section goes into greater detail about the area's economic, infrastructure and workforce characteristics.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	29	0	0	0	0
Arts, Entertainment, Accommodations	6,574	0	15	0	-15
Construction	1,763	0	4	0	-4
Education and Health Care Services	11,165	0	25	0	-25
Finance, Insurance, and Real Estate	5,327	0	12	0	-12
Information	1,556	0	4	0	-4
Manufacturing	2,048	0	5	0	-5
Other Services	2,064	0	5	0	-5
Professional, Scientific, Management Services	6,520	0	15	0	-15
Public Administration	0	0	0	0	0
Retail Trade	4,858	0	11	0	-11
Transportation and Warehousing	916	0	2	0	-2
Wholesale Trade	1,602	0	4	0	-4
Total	44,422	0	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	55,915
Civilian Employed Population 16 years and over	51,510
Unemployment Rate	7.87
Unemployment Rate for Ages 16-24	23.28
Unemployment Rate for Ages 25-65	5.75

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	15,085
Farming, fisheries and forestry occupations	2,695
Service	5,900
Sales and office	11,830
Construction, extraction, maintenance and repair	2,865
Production, transportation and material moving	1,960

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,060	41%
30-59 Minutes	21,620	44%
60 or More Minutes	7,825	16%
Total	49,505	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,985	395	1,950
High school graduate (includes equivalency)	8,820	805	2,980
Some college or Associate's degree	10,020	1,120	1,790
Bachelor's degree or higher	21,820	890	2,230

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	60	195	450	2,165	1,275
9th to 12th grade, no diploma	455	255	385	1,885	1,230
High school graduate, GED, or alternative	2,530	2,845	2,445	7,365	5,145
Some college, no degree	3,020	2,595	1,665	4,010	1,955
Associate's degree	305	1,070	1,165	2,415	815
Bachelor's degree	1,890	7,600	3,410	5,245	1,740
Graduate or professional degree	240	3,410	2,610	2,665	1,360

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,807
High school graduate (includes equivalency)	30,297
Some college or Associate's degree	40,456
Bachelor's degree	55,445
Graduate or professional degree	67,106

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Quincy remain financial, professional services and healthcare industry clusters, which occupy commercial properties in various professional office parks throughout the city. Large employers include BlueCross BlueShield, Harvard Pilgrim Healthcare, Harvard Vanguard, Granite Medical, Manet Community Health Center, South Cove Community Health Center, State Street, Boston Financial Data Services, Granite Telecommunications, Arbella Insurance, Mass Financial Systems, Boston Scientific, Fallon Ambulance and Bluefin Robotics.

An additional significant contributor to the employment opportunities in Quincy are the numerous small service and retail businesses that populate the various business districts throughout the community.

Family-owned businesses representing the diversity of cultures within the community contribute greatly to the employment opportunities in Quincy.

Describe the workforce and infrastructure needs of the business community:

Workforce needs of the business community is to attract quality talent to effectively match the roles and responsibilities of the position with the skills and abilities of the job seeker. There remains a variety of employment opportunities in Quincy, and continued effort needs to be made to effectively link these opportunities with qualified job seekers.

Infrastructure needs of the business community consist of quality access to IT and network fiber in support the growing communication and technology demands in today's economy. This infrastructure is critical to have in place in all corners of the community to support of the industry clusters that comprise the local economy.

Quality, convenient and efficient transportation networks are also a high priority for the Quincy business community. Quincy is fortunate to have a diverse transportation system which includes public rail and bus transit through the MBTA, as well as easy access to major highways and transportation corridors. Quincy lost Water Transportation service to Boston and Logan International Airport several years ago. The effort to re-establish this transportation service in the Marina Bay section of Quincy has been a focus in recent years with some ferry access being provided, but we continue in earnest to ensure this valuable transportation alternative is fully restored.

It is critical that all transportation, parking and pedestrian infrastructure (existing and new) is well maintained and effectively linked to ensure the workforce and business customers can conveniently and safely access and support the local economy.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a variety of significant changes occurring throughout the City of Quincy during the planning period that will have a positive impact on job and business growth opportunities. The most significant change is the current redevelopment of Quincy Center, the City's largest commercial, social and historic center. A variety of public infrastructure and private development projects are underway and will be completed during the planning period. The projects are not only creating important construction jobs now, but they will provide new employment opportunities once completed. The projects also entail the creation of many residential units providing quality housing for the local workforce as well as creating new economic activity to the existing businesses in the downtown environment.

A variety of residential and commercial projects are either underway, permitted and/or are in the permitting process all across the city. As an aggregate, the city will experience a resurgence of economic and social interest in the community.

Infrastructure improvements include new transportation and utility upgrades to support the new development and the increase in population and economic activity. Continued infrastructure investment needs to be at the forefront during and beyond the planning period to support current and future development activities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Matching the employment needs of a company with the skills and education of those seeking employment remains a challenge. Early stage companies in the technology, hi-tech and healthcare sectors have a challenging time finding the right talent, as the workforce not only seeks opportunities in other regions of the Commonwealth but in other regions of the country, as well.

There are many mid-level employment opportunities. However, wages being offered may not meet the income requirements of current job seekers in today's ever-increasing cost of living environment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The South Shore Workforce Investment Board and Quincy Career Center provides numerous employment training opportunities and job matching skills initiatives. There is an effective link between the business community and the SSWIB that successfully links job seekers with local employment opportunities.

Quincy College offers a variety of two-year degree programs designed to meet the employment requirements of area companies. An open dialogue between Quincy College, SSWIB and area companies continues to shape the educational opportunities in relation to the employment needs. Quincy College's new Biotechnology Compliance Degree Program is fulfilling an industry cluster employment gap in the region.

Eastern Nazarene College is a 4 year institution that provides a variety of adult education programs to help individuals needing new skills to meet the changing workforce needs of area companies.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Quincy, in collaboration with the Quincy Chamber of Commerce, has recently undertaken two regional planning initiatives designed to foster economic growth in the community as well as the region.

In May 2013 the communities of Quincy, Boston, Cambridge, Somerville and Braintree announced the establishment of the Life Sciences Corridor – a branding campaign linking the five communities in an effort to market the region to biotech and life science companies. The five communities are linked by the MBTA Red Line transit system, and the region is arguable the number one cluster for biotech and life science companies in the world. It is anticipated that Quincy's more visible link within this corridor will result in additional biotech and life science companies locating in the community to further diversify and grow the local economy.

A second regional planning and marketing initiative is the Quincy Economic Target Area (Quincy ETA). Ten communities south of Quincy (Braintree, Weymouth, Hingham, Hull Randolph, Stoughton, Canton, Norwood, Dedham and Quincy) partner together to promote the region as a great place to locate a company, live and visit. The Quincy ETA completed an Economic Analysis in May 2015, which identifies the strengths and weakness of the region, and will set the stage for a regional marketing initiative to strengthen and expand the local and regional economy.

We also recently completed (in Spring 2019) a small business plan in partnership with the Metropolitan Area Planning Council. The goal of the plan was to conduct a "SWOT" analysis (identify Strengths, Weaknesses, Opportunities, and Threats) among our local small business community and to identify ways in which we can implement best practices to strengthen our small business economy. Recommendations that will be implement in the coming months and years will include translation services; workshops; one-on-one assistance; facade improvement; referral services; networking; outreach/marketing; parking/wayfinding; and emergency response programs, such as the CDBG COVID-19 small business emergency grant program that is currently being adminisitered by the City of Quincy in response to the COVID-19 pandemic.

Discussion

Please see the discussion, above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

An area of minority concentration is defined as an area when either (i) the percentage of persons of a particular racial or ethnic minority within the area of the site is at least 20 percentage points higher than the percentage of that minority group in the housing market area as a whole or (ii) the total percentage of minority persons within the area of the site is at least 20 points higher than the total percentage of minorities in the housing market area as a whole.

In the Consortium, the areas of minority concentration are all located in the City of Quincy, which has eight census tracts with minority concentration. These areas include the Germantown neighborhood and the Wollaston, North Quincy, and Quincy Point neighborhoods. A geographic analysis of the prevalence of housing cost burden and severe housing cost burden in these census tracts was not completed as part of the analysis.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To meet HUD's threshold of a Racially and Ethnically Concentrated Area of Poverty (RCAP), a census tract must have a non-white population of 50 percent or more (i.e., non-Hispanic whites must be in the minority). To meet the poverty threshold the tract must have the lower of 40 percent or more of the population living at or below the poverty line or a poverty rate that is three times the average tract rate, weighted by population, for the metro area/region.

The Germantown neighborhood of Quincy is the only neighborhood in the Consortium jurisdiction that meets the HUD RCAP definition. The neighborhoods detailed above meet the definition of minority concentration, but are not areas of concentrated poverty.

What are the characteristics of the market in these areas/neighborhoods?

The Germantown neighborhood is home to a large number of public housing that is owned and operated by the Quincy Housing Authority. Property values in this neighborhood, as with the neighborhoods of minority concentration have been increasing steadily over the past several years, as with all neighborhoods across the City.

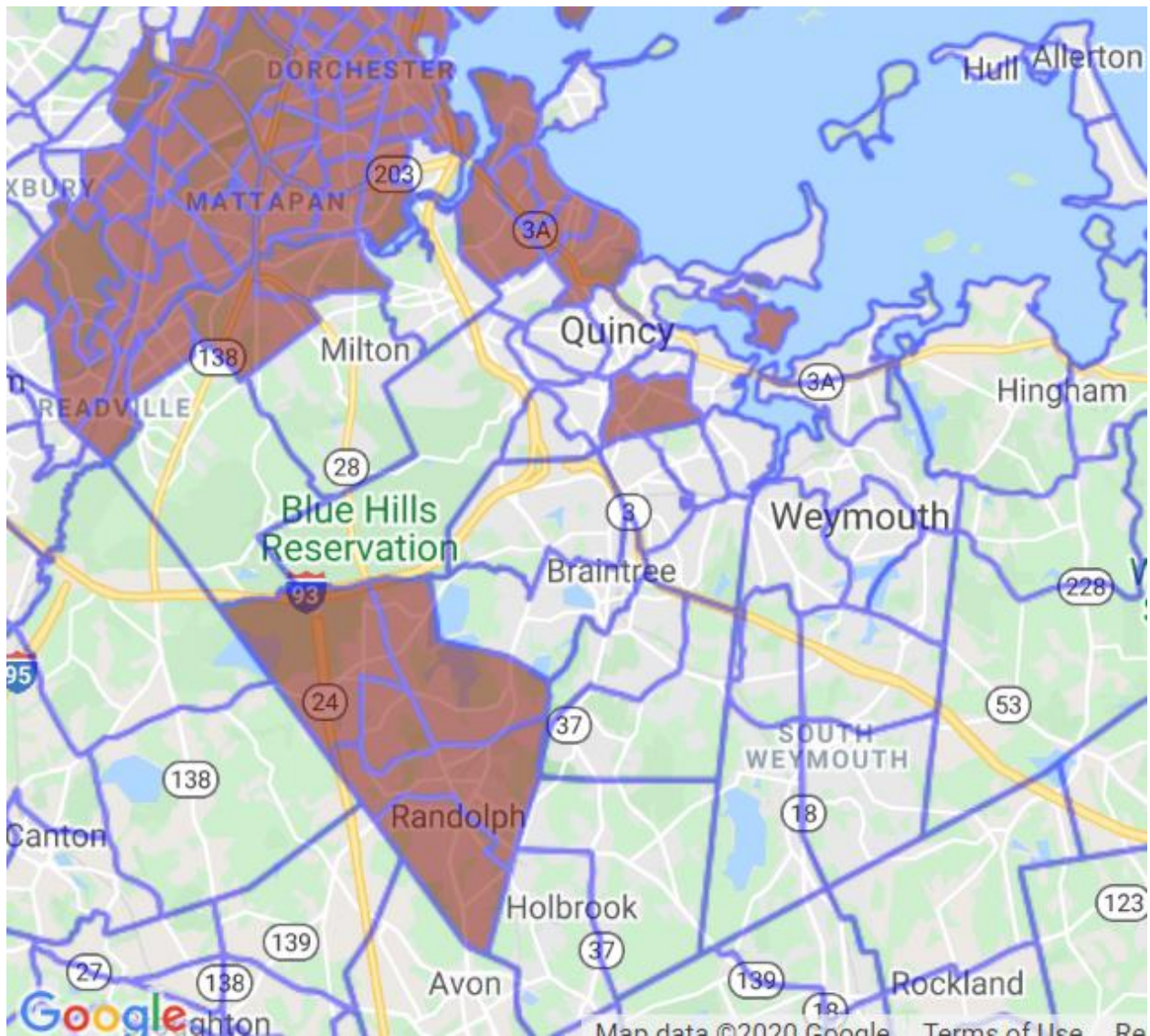
Are there any community assets in these areas/neighborhoods?

These neighborhoods are home to many community assets. The South Shore YMCA - Germantown Neighborhood Center offers a variety of educational, self-sufficiency and family resource programs. Snug Harbor Elementary School, a local church, Manet Community Health Center and the Germantown

Fire Station are also in the neighborhood, as well. The neighborhood is accessed to the MBTA bus and also has an abundance of natural resources and open space, with two playgrounds and numerous beaches. The South Shore YMCA also provides afterschool programing one day per week and during school vacations for low- and moderate-income households in Quincy Point.

Are there other strategic opportunities in any of these areas?

The assets detailed above provide a wide range of opportunities to the community.



Areas of Minority Concentration

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

All households in the five-town Consortium communities have access to broadband internet service and broadband wireless service.

Comcast, Verizon, and BELD (Braintree Electric and Lighting Department) were consulted for this section (via online resources with respect to geographic broadband access); as well as the City of Quincy's fiberoptic program website at <https://www.quincyfiber.com/>

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is a need for increased broadband competition, some of which is being provided by ever evolving wireless technology. In addition to evolving wireless technology, the City of Quincy is exploring the feasibility of a municipally owned broadband network.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

QPCD has undertaken several planning initiatives in recent years to better understand increased natural hazard risks associated with climate change. Boston University graduate students completed a 2015 climate vulnerability assessment and found that Quincy's top climate hazard risks were associated with Sea Level Rise, flooding and fluctuating precipitation. Other climate related changes such as high temperatures and frequent/extreme storms were identified as well. BU student teams canvassed the Germantown neighborhood of Quincy and provided design concepts incorporating community-based emergency planning, green infrastructure and low impact design. One of these initiatives, a natural dune to buttress the existing seawall along Palmer Street was completed in 2017. Of note in the analysis was the profound loss of salt marsh and other coastal resources with a one foot increase in sea level rise.

Building on this initial assessment, QPCD then collaborated with the Metropolitan Area Planning Council to produce a Climate Vulnerability Plan with hydrodynamic modeling by the Woods Hole Group using the Boston Harbor Flood Risk Model. This effort confirmed the risks associated with Sea Level Rise and extreme precipitation. Extreme temperature and Urban Heat Island effect was highlighted as a particular challenge for vulnerable populations.

Quincy's 5-Year update of the Hazard Mitigation Plan and Municipal Vulnerability Plan were both completed in 2019. In line with the MA State HMP, these Plans included climate change projections using data developed by the Northeast Climate Science Center at the University of Massachusetts Amherst. Again, the highest ranked natural hazards included coastal and inland flooding, Nor'Easters, coastal erosion and severe winter weather, all of which are exacerbated by climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

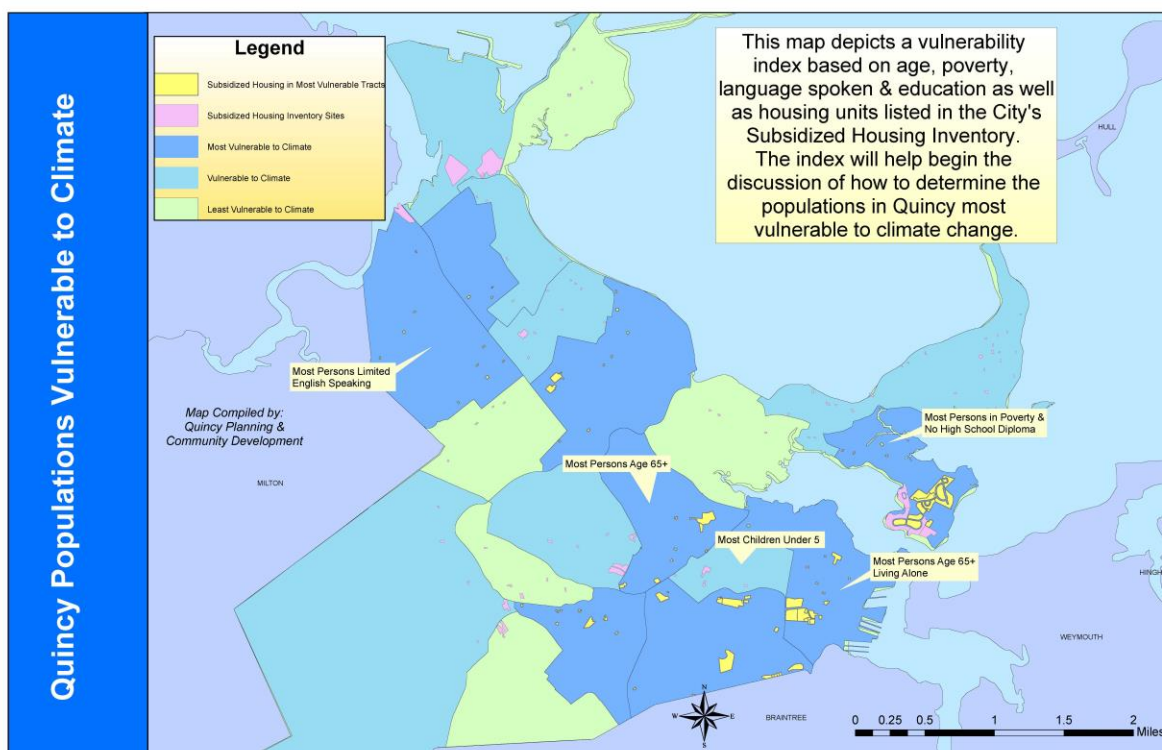
The attached maps show two vulnerability indexes. The first was developed by QPCD and is based on 2011-2015 American Community Survey Data at the census tract level. The index takes into consideration social variable such as income, language, education and age to prioritize neighborhoods that will need enhanced outreach and services during extreme events. Most HUD Low and Moderate income block groups and roughly 75% of Quincy's Public and affordable housing is located within a census tract that is most vulnerable to climate.

The second map depicts a Centers for Disease Control index of social vulnerability and is especially helpful during this time of Covid-10 Pandemic. The map shows the areas in Quincy where persons are most vulnerable to both natural and manmade disasters based on housing related factors such as

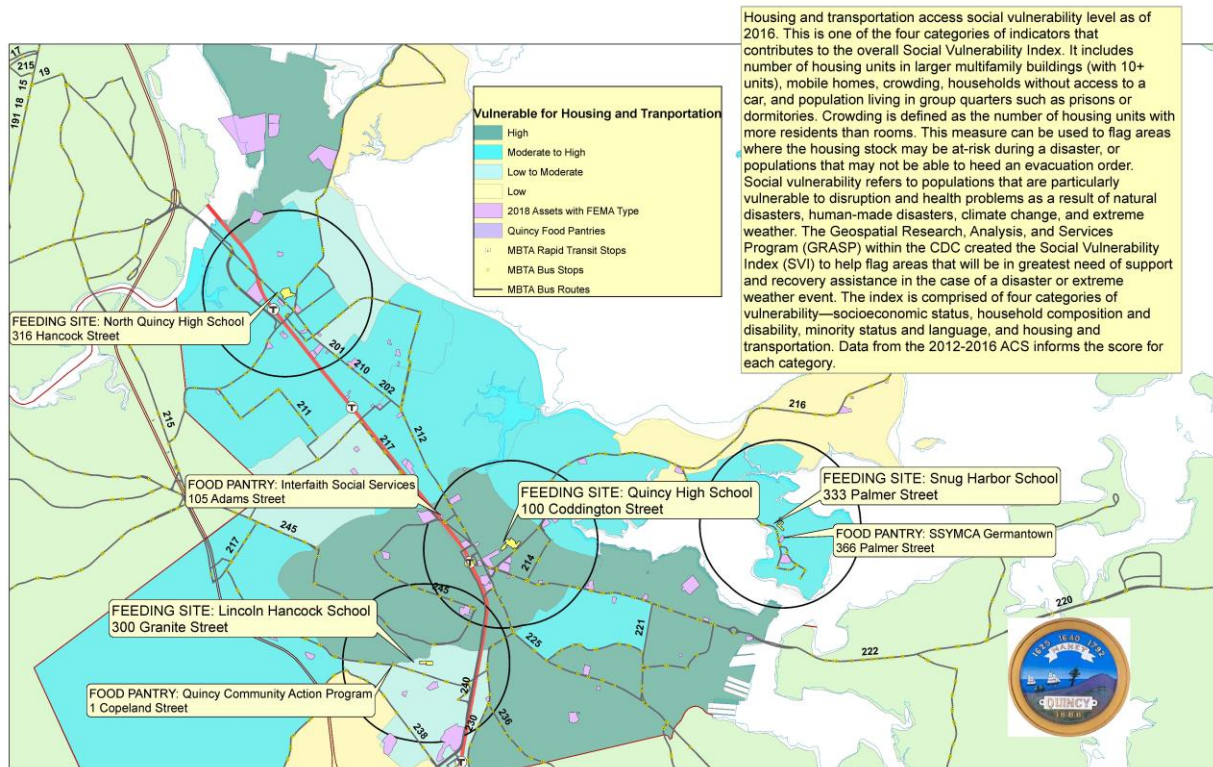
overcrowding and higher density development. Also shown are the City's Community Assets from its 2019 FEMA Hazard Mitigation Plan. These are the partners and facilities that can be called upon during extreme events. A similar map was deployed for the Quincy Public Schools to help communicate the emergency feeding locations and bus routes in close proximity.

In addition to these targeted areas, low and moderate income persons across the City are at risk based on age and condition of housing stock. Just over 38% of the City's housing stock was constructed prior to 1939 and 74% was built before 1978. Older buildings typically lack energy efficient cooling during heat waves. These buildings are likely to have code violations that can make it very expensive, if not impossible, to withstand and recover from climate events like flooding and sustained extreme temperatures.

Finally, public housing in Germantown, and senior housing near Squantum and adjacent to Southern Artery are especially vulnerable to becoming inaccessible due to flooded marshes and streets. Urban heat island is pronounced along the MBTA redline corridor where commercial uses are concentrated.



Quincy MA Subsidized Housing Vulnerability



Quincy MA CDC Housing Vulnerability Index with FEMA Assets

Strategic Plan

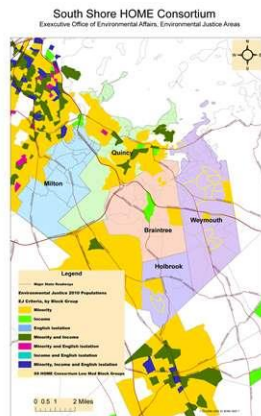
SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined below addresses policy and regulatory components under the CDBG, HOME and ESG programs. First is geographic concentration of need in the Consortium region. The attached map entitled, “South Shore Home Consortium: Low and Moderate Income Areas” depicts the US Census Block Groups where a minimum threshold of households have income less than 80% of the area median for the Boston area. Quincy and Weymouth have multiple low/mod income areas while Milton, Braintree and Holbrook have a fewer select areas of low/mod income concentration. The Massachusetts Executive Office of Environmental Affairs Environmental Justice Mapper identifies block groups where at least 25% of the population is non-white or linguistically isolated or has income 65% below the state median income. Quincy leads the consortium with 75% percent of its population living in an environmental justice area, followed by Milton at 27%, Holbrook at 15%, Braintree at 13% and Weymouth at 7.2% (see map attached entitled, “South Shore HOME Consortium: Environmental Justice Areas.”)

Other Strategic Plan components include priority needs and goals which continue to include rental and owner housing production and rehabilitation, homeownership assistance, permanent supportive housing for disabled and homeless individuals, veteran’s housing, neighborhood public improvements, public facilities, public services, economic development and code enforcement. Market conditions affecting affordable housing have been summarized under SP-30 and barriers to affordable housing identified under SP-55 include snob-zoning codes, aged housing stock and high land costs, among others. Strengths and gaps in the institutional delivery system include deep municipal and not-profit experience with administering federal programs and collaborative initiatives such as Opportunity Quincy. However limited resources for staffing and programming continue to be a challenge.

Public housing accessibility is being addressed though handicap accessibility improvements. Residents are involved through tenant associations and via regular meetings with Housing Authority staff and commissioners. A homelessness strategy is outlined to reduce and eliminate unsheltered homelessness and whenever possible moving unsheltered people directly to housing using a Housing First approach. The strategy also includes increasing resources for prevention, assessment, triage, affordable housing and permanent supportive housing. Lead paint hazards are addressed through inspections and targeted housing rehabilitation funding. Anti-poverty strategies include collaboration within the service provider network, capacity building and resource development as well as targeted funding for food pantries, mental health services, childcare and other supportive programming. Consortium communities ensure compliance with all applicable regulations and policies through regular desk and on-site monitoring of all activities based in written agreements executed with subrecipients.



Environmental Justice Areas



Low and Moderate Income Areas

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Citywide general distribution
	Other Target Area Description:	Citywide general distribution
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Germantown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	General program distribution
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Houghs Neck
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	General program distribution
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	North Quincy
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	General program distribution
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
5	Area Name:	Quincy Point
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	General program distribution
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	6	Area Name:
Area Type:		CoC region
Other Target Area Description:		CoC region
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		
7		Area Name:

Area Type:	Consortium geography
Other Target Area Description:	Consortium geography
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the city's housing and homeless projects are city-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city.

However, where there is a concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the city's projects, programs or activities were designed to address such a need in those specific areas. For example, Area Benefit Neighborhood Centers and Associations, represents public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. Similarly, Limited Clientele Neighborhood Centers and Associations, represent public service programs that will be implemented by neighborhood centers that service limited-clientele and/or low- and moderate-income persons residing in specific Census tracts. In addition, part of the city's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the city will set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods.

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs and the physical expansion of the Germantown Neighborhood Center.

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and community development. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Rental Housing Objectives
	Priority Level	High
	Population	Low Moderate Middle Families with Children Individuals Families with Children Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Citywide general distribution Consortium geography
	Associated Goals	Acquisition of Real Property Housing Rehab Program Support Planning & Administration Rental Housing Objectives
	Description	Needs analysis revealed that rental housing objectives such production and rehab were a high priority need.
	Basis for Relative Priority	Relative priority based on results of needs assessment.
2	Priority Need Name	Owner Housing Objectives - Asst for Homeownership
	Priority Level	High
	Population	Low Moderate Middle Families with Children Individuals Families with Children
	Geographic Areas Affected	Consortium geography

	Associated Goals	Housing Rehab Program Support Owner Housing Objectives - Asst for Homeownership Planning & Administration
	Description	Needs analysis revealed that owner housing objectives such as assistance for homeownership should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
3	Priority Need Name	Homeless Objectives - CoC
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	CoC region
	Associated Goals	Homeless Objectives (CoC) Planning & Administration
	Description	The needs analysis revealed that permanent housing should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
	Priority Need Name	Homeless Objectives - ESG
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide general distribution
	Associated Goals	Acquisition of Real Property Homeless Objectives (ESG) Planning & Administration
	Description	The needs analysis revealed that emergency shelter and veterans housing should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
5	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Non-housing Community Development

	Geographic Areas Affected	Citywide general distribution Germantown Quincy Point North Quincy Houghs Neck
	Associated Goals	Infrastructure Improvements Planning & Administration
	Description	The needs analysis revealed that infrastructure improvements, such as neighborhood public improvements and urban district revitalization projects should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
6	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide general distribution Germantown Quincy Point North Quincy Houghs Neck

	Associated Goals	Acquisition of Real Property Planning & Administration Public Facilities
	Description	The needs analysis revealed that public facilities objectives such as neighborhood center and community health center acquisitions & renovations should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected	Citywide general distribution Germantown Quincy Point North Quincy Houghs Neck
	Associated Goals	Planning & Administration Public Services
	Description	The needs analysis revealed that public service projects such as family, senior, limited clientele, elderly, frail elderly, limited english proficient, developmentally disabled, and youth programs should be a high priority.
	Basis for Relative Priority	Relative priority based on need assessment.
8	Priority Need Name	Economic Development
	Priority Level	High

	Population	Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide general distribution
	Associated Goals	Economic Development Planning & Administration
	Description	The needs analysis revealed that economic development projects such as commercial loans, TA to microenterprise and TA for jobs creation should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
9	Priority Need Name	Owner Housing Objectives - Acq., Production, Rehab
	Priority Level	High
	Population	Low Moderate Middle Families with Children
	Geographic Areas Affected	Citywide general distribution Consortium geography
	Associated Goals	Acquisition of Real Property Housing Rehab Program Support Owner Housing Objectives - Acq., Production, Rehab Planning & Administration
	Description	The needs analysis revealed that owner housing objectives such as acquisition, production, and rehab should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based rental assistance is an effective tool to provide affordable housing to extremely low-income and low-income households. As needed, the Consortium submits a rent reasonableness determination to HUD for the purposes of determining program rent limits that are consistent with local market characteristics.
TBRA for Non-Homeless Special Needs	TBRA assistance is currently provided to extremely low-income families with one or more disabled adult family members as well as low-income households earning up to 60%, as defined by the HOME program. TBRA is an important part of the Consortium housing strategy as it is able to provide rental assistance to some of the jurisdictions lowest income individuals and families.
New Unit Production	The availability of developable land is the greatest limiting factor to the production of new affordable units. Redevelopment of existing sites presents the best opportunity for the creation of new affordable housing units.
Rehabilitation	Homeowner and rental rehabilitation is an important component of the Consortium's housing strategy due to the age of the housing stock and the socioeconomic characteristics of the Consortium community, which includes an aging population of elderly homeowners who need financial assistance to complete critical home repairs. There is also an older portfolio of affordable housing that is owned by CHDO organizations that needs to be recapitalized.
Acquisition, including preservation	Regulatory tools such as Massachusetts General Law Chapter 40T law are essential in preserving expiring use properties. The Consortium works with its state partners to preserve these projects. There is also an older portfolio of affordable housing that is owned by CHDO organizations that needs to be recapitalized.

Table 49 – Influence of Market Conditions

Population growth in the Consortium communities was moderate between 2010 and 2015. The population increased by approximately 4,113 persons for a growth of approximately 1.75%. Weymouth experienced the largest total growth in population, adding 1,561 person for a growth of 2.9%, followed by Braintree, which added approximately 1,161 persons for a growth rate of 3.25%; Quincy added approximately 906 person, for a growth rate of approximately 1.0%. Milton's population grew by an

estimated 200 persons for an increase of 0.75%. Holbrook's population was steady and did not see any increase over the five-year period. While the population increased slightly throughout the entire Consortium, the number of households declined from 2010 – 2015 by an estimate of approximately 933 households or approximately 1%. Median household income increased throughout the Consortium communities by an average of approximately 9.28% between 2010 and 2015. The increase was most significant in Milton, which experienced an increase of 19.53%, from \$97,421 in 2010 to \$116,444 in 2015. The median household income in Quincy increased by 7.28%, from \$59,803 in 2010 to \$64,155 in 2015. The median household income in Holbrook increased by 5.98%, from \$62,623 in 2010 to \$66,730 in 2015. The median household income in Weymouth increased by 4.97%, from \$65,849 in 2010 to \$69,123 in 2015. The median household income in Braintree increased by 4.47%, from \$81,146 in 2010 to \$84,776 in 2015.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This sections includes the anticipated resources that will be received by the city over the next 5 years, as well as a discussion as to how these funds will leverage additional resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,858,211	200,424	2,470,141	4,528,776	7,432,844	Community Development Block Grant. The figure for Prior Years resources was derived through the following calculation:\$1,531,220.92 (Encumbrances on hand)-13,148.00 (expected expenses prior to PY end)+843,836.29 (unencumbered funds)-53,988.05 (expected payroll prior to PY end)+162,220.00 (RLF balance)_____ \$2,470,141

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	822,862	115,868	2,616,340	3,555,070	3,291,448	HOME Investment Partnerships Program. The figure for Prior Year Resources was derived through the following calculation:\$2,072,825.49 (on hand)-15,751.09 (expected expenses)_____2,057,074.40 (subtotal)+559,266.00 (PI on hand)_____ \$2,616,340

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,761	0	0	159,761	639,044	Emergency Solutions Grant
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Services Other	3,473,704	0	0	3,473,704	13,894,816	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are used by subrecipients who then apply for additional grant funds from other federal and state government resources, as well as from private foundations. Without being able to use CDBG, HOME, ESG, and McKinney funds as matching resources, these subrecipients would not be able to leverage the additional resources necessary to accomplish their respective missions. Matching requirements under HUD CPD programs will be satisfied through monitoring of subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several pieces of land and property that are owned by the city that will be used to address the needs identified in the plan. These properties include the Germantown Neighborhood Center, the Ward 2 Community Center (Fore River Clubhouse), the North Quincy Community Center, and the Kennedy Center. All of these centers host public services programs, which address the public services needs identified in the plan.

Discussion

Please note, the figures under "expected amount remainder of Con Plan" are estimates based on the first year allocation, and do not take into account potential cuts or increases to program budgets in subsequent years.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Quincy Department of Planning & Community Development	Government	Planning	Jurisdiction
South Shore YMCA Germantown Neighborhood Center	Subrecipient	Non-homeless special needs public services	Jurisdiction
South Shore YMCA Quincy Branch	Subrecipient	Non-homeless special needs public services	Jurisdiction
HOUGHS NECK COMMUNITY COUNCIL	Subrecipient	Non-homeless special needs public services	Jurisdiction
QUINCY COMMUNITY ACTION PROGRAM	CHDO	Non-homeless special needs Ownership Rental public services	Jurisdiction
Quincy After School Child Care, Inc.	Subrecipient	Non-homeless special needs public services	Jurisdiction
Asian American Service Association	Subrecipient	Non-homeless special needs public services	Jurisdiction
City of Quincy Council on Aging	Subrecipient	Non-homeless special needs public services	Jurisdiction
The Good Shepherd's Maria Droste Services	Subrecipient	Non-homeless special needs public services	Jurisdiction
CITY OF QUINCY DEPARTMENT OF HEALTH	Departments and agencies	Non-homeless special needs	Jurisdiction
Father Bill's/Mainspring	Subrecipient	Homelessness public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Weymouth	Government	Ownership Rental	Jurisdiction
Town of Braintree	Government	Ownership Rental	Jurisdiction
Town of Holbrook	Government	Ownership Rental	Jurisdiction
Town of Milton	Government	Ownership Rental	Jurisdiction
Quincy Chamber of Commerce / Quincy 2000		Economic Development Non-homeless special needs	Jurisdiction
NeighborWorks of Southern Mass	CHDO	Ownership Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In terms of strengths in the delivery system, the institutional structure, by and large, is in place to carry out the Consortium’s housing and community development plan. The City, through its Department of Planning and Community Development, has been involved in the planning and implementation of CDBG, HOME, ESG and McKinney-Vento Homeless Assistance programs in the City/Consortium since these individual programs were created. With respect to public facilities renovations and housing rehabilitation programs, the City’s Office of Healthy Homes (formerly known as the Housing Rehabilitation Office) has more than 30 years of implementation experience. Most of the City’s subrecipients have received CDBG and HOME funding and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and implementation of the various components of the Consortium’s housing and community development plan, as outlined below:

- **Public Services** – Many of the nonprofit and government organizations who participate in providing public services through CDBG are limited in both their CDBG budgets and other resources to be able to meet every need of every potential client. The City, through its “Opportunity Quincy” initiative described in detail in PR-15, provides capacity building for overcoming this gap. Volunteering, networking, collaborating, planning, and grant writing are encouraged and supported through the “Opportunity Quincy” initiative as a means of overcoming this gap.

- Affordable Housing – Because many people come to the City to find affordable housing, there will always be a gap in available affordable housing. This gap will be overcome, as much as possible, by the two CHDO designated organizations in the Consortium, both of which have access to various resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While nearly all of the services listed above are available to some extent to homeless persons and persons with HIV, most are extremely limited in availability. Homeless prevention services, such as financial assistance is provided when EFSP/FEMA funds are available. There are also ESG funds available in Quincy for prevention. There is an effective Tenancy Preservation Program for tenants with

disabilities who face eviction, but only in part of the Continuum of Care (Plymouth County) where there is a housing court.

For homeless families with children, the Commonwealth of MA provides rapid re-housing funds for rental and/or utility assistance through the HomeBASE program so families can avoid shelter placement or be rehoused. These resources are made available to any eligible families in the CoC and access at the local welfare offices. They are coordinated with additional services by the nonprofit homeless services provider, Father Bill's & MainSpring (FBMS), at the main welfare office in the CoC in Brockton. Homeless families on TANF also have access to child care vouchers and some transportation services if the head of household is engaged in employment services. There are employment services targeted to all homeless populations in the CoC (with varying availability depending on the subpopulation).

For homeless individuals, including the chronically homeless, most services are coordinated through the CoC's two emergency shelters: Father Bill's Place (Quincy) and MainSpring House (Brockton). There is onsite assistance with accessing employment services, mental health counseling, substance abuse services, life skills and health care. FBMS operates these shelters and has staff that provides assessment, triage, case management, and referrals. There are also onsite health clinics operated by Boston Health Care for the Homeless Program (Quincy shelter) and Brockton Neighborhood Health Center (Brockton shelter), and mental health clinicians through Eliot Community Human Services (federal PATH grant).

FBMS administers two grants for persons with HIV through Ryan White and HOPWA that includes coordinating referrals to most of the services listed above.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths in the service delivery system include:

- Services tend to be well coordinated among the CoCs nonprofit service providers and government agencies.
- Strong services for homeless and at-risk veterans and their families. FBMS is the region's veterans' service provider, providing an array of resources funded through SSVF, VA-GPD, VA emergency shelter, and DOL-HVRP. This coordinated "veterans track" includes shelter, transitional housing, permanent housing, homelessness prevention, rapid rehousing, case management, employment services, and access to and coordination of all the services listed above.
- A CoC strategy to house the chronically homeless and connect them with all of the above services.
- A new addition in the last year: an attorney based at FBMS devoted to working with all homeless populations on legal assistance issues.

- Good coordination of assistance to persons with HIV with accessing the above services.

Gaps in the service delivery system include:

- Major gaps in availability of mainstream mental health treatment and next-step housing and in alcohol and drug treatment programs with the result that many vulnerable people struggling with mental illness and/or substance abuse end up in shelters.
- Insufficient resources to assist unaccompanied youth. Strong interest by CoC partners in serving this population, but no targeted housing and services available through public funding.
- A successful pilot employment services initiative for homeless families, but gaps in funding to sustain this model and expand it CoC-wide to all homeless families in need so they can gain jobs, childcare, and services to end their homelessness.
- As noted, significant gaps in funding for homelessness prevention.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The CoC has focused on the following strategies:

For individuals, the CoC has prioritized targeting the chronically homeless so they can be moved to housing coupled with the services listed above. The CoC has been successful at accessing Medicaid-funded case management to help with service delivery for this population, and hopes to expand on this in the coming years.

For families, the CoC has prioritized a regional initiative of employment services and childcare to help families end their homelessness. This initiative uses a partnership model, bringing together many CoC organizations to help provide and coordinate many of the services listed above.

For homeless veterans, as noted, there is a well-coordinated service delivery system.

For unaccompanied youth, the CoC is beginning to gather data on the population and its needs in order to make a case for resources to fill service and housing gaps.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Objectives	2020	2024	Affordable Housing	City-wide HOME Consortium	Rental Housing Objectives	CDBG: \$250,000 HOME: \$6,042,048	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 105 Households Assisted Other: 5 Other
2	Owner Housing Objectives - Asst for Homeownership	2020	2024	Affordable Housing	HOME Consortium	Owner Housing Objectives - Asst for Homeownership	HOME: \$360,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Owner Housing Objectives - Acq., Production, Rehab	2020	2024	Affordable Housing	City-wide	Owner Housing Objectives - Acq., Production, Rehab	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
4	Homeless Objectives (CoC)	2020	2024	Homeless	Continuum of Care	Homeless Objectives - CoC	Competitive McKinney-Vento Homeless Assistance Act: \$17,368,520	Homelessness Prevention: 1520 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Objectives (ESG)	2020	2024	Homeless	City-wide	Homeless Objectives - ESG	ESG: \$798,805	Overnight/Emergency Shelter/Transitional Housing Beds added: 4950 Beds Homelessness Prevention: 125 Persons Assisted
7	Infrastructure Improvements	2020	2024	Non-Housing Community Development	City-wide	Infrastructure	CDBG: \$4,796,620	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
8	Public Facilities	2020	2024	Non-Housing Community Development	City-wide Germantown Quincy Point North Quincy Houghs Neck	Public Facilities	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
9	Public Services	2020	2024	Non-Housing Community Development	City-wide Germantown Quincy Point North Quincy Houghs Neck	Public Services	CDBG: \$1,400,000	Public service activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted
10	Economic Development	2020	2024	Non-Housing Community Development	City-wide	Economic Development	CDBG: \$500,000	Jobs created/retained: 16 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Housing Rehab Program Support	2020	2024	Affordable Housing	City-wide	Owner Housing Objectives - Acq., Production, Rehab Owner Housing Objectives - Asst for Homeownership Rental Housing Objectives	CDBG: \$215,000	Other: 1 Other
12	Planning & Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Economic Development Homeless Objectives - ESG Homeless Objectives - CoC Infrastructure Owner Housing Objectives - Acq., Production, Rehab Owner Housing Objectives - Asst for Homeownership Public Facilities Public Services Rental Housing Objectives	CDBG: \$1,800,000 HOME: \$444,470	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Acquisition of Real Property	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Homeless Objectives - ESG Owner Housing Objectives - Acq., Production, Rehab Public Facilities Rental Housing Objectives	CDBG: \$0	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Objectives
	Goal Description	Rental housing objectives, including the production and rehabilitation of affordable housing units and tenant based rental assistance, will be undertaken. Five CHDO operating contracts will be provided to support CHDOS with the production of affordable rental housing.
2	Goal Name	Owner Housing Objectives - Asst for Homeownership
	Goal Description	Downpayment assistance for first-time homebuyers.
3	Goal Name	Owner Housing Objectives - Acq., Production, Rehab
	Goal Description	Projects such as acquisition, production, and rehab for homeownership will be undertaken.

4	Goal Name	Homeless Objectives (CoC)
	Goal Description	Projects to create / retain permanent housing for homeless individuals will be undertaken.
5	Goal Name	Homeless Objectives (ESG)
	Goal Description	Emergency Shelter at Fr. Bill's Place in Quincy, administered by Fr. Bills & MainSpring; and homelessness prevention services, administered by QCAP. PCD administration of the ESG program is included in this figure.
7	Goal Name	Infrastructure Improvements
	Goal Description	Neighborhood public improvements and urban district revitalization projects will be undertaken.
8	Goal Name	Public Facilities
	Goal Description	Public facilities projects such as community center renovations and community health center renovations will be undertaken.
9	Goal Name	Public Services
	Goal Description	Public services projects such as family, senior, limited clientele, elderly, frail elderly, limited english proficient, developmentally disabled, and youth programs will be undertaken.
10	Goal Name	Economic Development
	Goal Description	ED projects such as commercial loans, TA to microenterprise, and TA for jobs creation will be undertaken in partnership with Quincy 2000 Collaborative.
11	Goal Name	Housing Rehab Program Support
	Goal Description	Administration of the home repair programs through the Office of Healthy Homes.
12	Goal Name	Planning & Administration
	Goal Description	Planning studies and administration (program support) of the CDBG program, HOME, and ESG programs.

13	Goal Name	Acquisition of Real Property
	Goal Description	Acquisition of real property for public purpose to benefit low/mod individuals will be undertaken. [RESERVED]

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

We estimate providing HOME-assisted affordable housing to 175 households in the next five fiscal years. 40 households will be assisted by the production of new rental units, 20 households will be assisted through the rehabilitation of existing rental units, and 105 households will be assisted through the tenant-based rental assistance program, and 10 households will receive assistance in purchasing their first home. We estimate that the households assisted with rental housing opportunities will be extremely low and low-income. Homebuyer households will likely be moderate income families and individuals.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Creating additional accessible units beyond Section 504 requirements and the Group 2A requirements as set forth by Massachusetts Architectural Access Board is a priority for housing authorities within the Consortium. The federally assisted public housing developments in Quincy and Weymouth meet or exceed the Section 504 requirements with respect to the number of accessible units required by Section 504. Housing authorities within the Consortium are also working to expand the number of accessible units in the state-assisted housing portfolio to meet the requirements of the Massachusetts Architectural Access Board. The Quincy Housing Authority recently created three new accessible units in their state-assisted Sawyer Towers development, which created 3 of the 8 accessible units that are required by state MAAB standards and five new accessible units are planned for other existing state-assisted developments.

Activities to Increase Resident Involvements

The Quincy Housing Authority has a very active resident community. All public housing and Section 8 voucher holders have input and representation on various boards. The Quincy Housing Authority encourages tenant participation and supports resident organizations. Office space is provided along with financial support. Further, the Quincy Housing Authority staff regularly meets with resident associations to review policy and procedure, and discuss and address any issues or concerns. A resident advisory board regularly meets with Quincy Housing Authority management to discuss policy and make recommendations. Further, each resident association may address the Quincy Housing Authority Board of Commissioners at the month board meetings. The resident associations further provide ongoing feedback through direct email with senior resident staff.

Each housing development owned by the Weymouth Housing Authority (WHA) has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development (often the President of the Tenant Association), and representatives from the WHA.

The residents of Milton's senior/disabled property meet with the Milton Housing Authority Executive Director every quarter to discuss resident needs.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The most significant barrier to affordable housing development throughout the Consortium is the high cost of land and construction costs. Local zoning policies limits areas where multifamily development is allowed, which contributes to the scarcity of developable land. Many projects seek approval through the comprehensive permit process, which can result in public opposition to development projects. Barriers in the respective Consortium communities are detailed in respective planning documents, including state required Housing Production Plans as well as the Consortium's Fair Housing Plan/Analysis of Impediments to Fair Housing Choice, which is being updated in conjunction with the Con Plan process.ÃÂ

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Consortium will continue to work with its community partners to support the development of affordable rental housing, support first-time homebuyer activities, and homeowner rehabilitation. The financing provided by the Consortium is a critical tool in allowing developers who provide affordable housing to provide units to those that are not served by the private rental market.

In addition to these programmatic strategies, the communities across the Consortium are working to implement zoning that will allow for increased market rate and affordable housing opportunities. The recent progress made by each Consortium community, along with additional strategies to be implemented are included in the update the the Regional Fair Housing Plan that was completed as part of the Con Plan process.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The region's strategic plan goals include reducing and eliminating unsheltered homelessness and whenever possible moving unsheltered people directly to housing using a Housing First approach. Under Housing First, housing and intensive supportive services are provided first, without sobriety or related admission constraints. With the stability of a place to live, people then reduce substance abuse and achieve greater stability. The plan is to continue and to intensify the current outreach approach: staff from Father Bill's & MainSpring (FBMS), assisted by clinicians from Boston Health Care for the Homeless and Eliot Community Human Services, work in collaboration with the City of Quincy and Town of Weymouth to conduct outreach to unsheltered homeless persons. They engage them to enter shelter, assess/triage their needs, and move them to housing.

The Commonwealth of MA has a mandate to shelter any eligible homeless families that include children under age 18. As a result, there are no unsheltered families in this region.

Addressing the emergency and transitional housing needs of homeless persons

The goal is to continue to use Father Bill's Place as the regional emergency shelter for homeless individuals, but to reduce emergency shelter capacity over the next several years using strategies that will increase resources for prevention, assessment, triage, affordable housing, and permanent supportive housing.

For families, the state has a strategy and mandate to ensure that eligible homeless families receive emergency shelter. The MA Department of Housing & Community Development (DHCD) funds the region's family shelter operated by Friends of the Homeless of the South Shore; DHCD also provides overflow beds in area motels. A local goal would be to work with the state to reduce family homelessness and the use of area motels as overflow shelters. Strategies would include increased prevention, assessment and triage, shelter diversion, and rapid rehousing through access to increased housing assistance.

Several years ago, the region made the strategic decision to eliminate its transitional housing facilities and to reallocate those funds for more permanent supportive housing for families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The region's providers have developed housing and employment strategies in order to reduce the need for emergency shelter and shorten shelter stays.

For individuals, FBMS has a five-year strategic goal of adding approximately 60-100 units for a variety of populations staying at Father Bill's Place (chronically homeless, veterans, youth, etc.) in order to eliminate the shelter's overflow and ultimately to reduce shelter capacity in favor of housing. FBMS operates the region's current 185 beds of permanent supportive housing for individuals, much of it for chronically homeless persons: 93% of tenants remain housed for one year or longer. The strategic goal is to shorten shelter stays by moving homeless individuals to housing as rapidly as possible. The approach and resources needed are multiple: increase assessment and triage at shelter entry with a focus on creating an appropriate exit plan for each person; create more permanent supportive housing especially for the chronically homeless; add other affordable housing resources; and expand employment services, supportive services, and mainstream benefits so homeless persons will have the income/supports to afford and sustain housing.

For families, the strategy is to work with the state on shortening shelter stays and moving families to affordable housing. Strategies include: assessment and triage of families as soon as they enter shelter, increased workforce development, significantly expanded affordable housing resources. Given the high costs of housing in this region, it is difficult for homeless families to obtain and sustain housing with the limited rapid rehousing resources currently available. The state's current strategy is to provide state-funded rapid rehousing funds (\$6,000 per family) to move families from shelter.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The region's long-term strategy is to secure additional resources to prevent homelessness. It seeks to engage persons about to become homeless and divert them from shelter entry by adding a combination of tenant counseling, mediation services, and significantly increased emergency flexible funds to prevent evictions and homelessness. In addition, the region seeks to bring the statewide Tenancy Preservation

Program to Quincy and Weymouth. TPP successfully works in housing courts throughout Massachusetts with tenants whose disabilities are leading to eviction as well as with their landlords, with a 90% success rate at keeping tenants housed. The Quincy/Weymouth region does not have a housing court, but would seek to have TPP services added at the district court.

The region also seeks to work with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. At present, 20% of entries to Father Bill's Place annually are persons discharged from other systems of care.

Finally, the region seeks to work with homeless service providers and mainstream public and private agencies in order to expand social services, health care, and employment services for the different subpopulations of homeless persons. The intent is to end homelessness more rapidly by helping people to gain employment, benefits and services so they can obtain and sustain housing. The intent is also to help people avoid becoming homeless in the first place.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Quincy and Quincy HOME Consortium will use CDBG and HOME funds through its housing rehabilitation programs (in partnership with NeighborWorks Southern Mass and the city's health department) to comply with the Lead Paint Rule and eliminate lead hazards in homes, particularly those occupied by low and moderate-income households. In addition, the City of Quincy was awarded a \$2M lead paint abatement grant from HUD's office of Lead Hazard Control and Healthy Homes under the FY2018 program NOFA. We officially entered into contract with HUD, effective April 1, 2019 to September 30, 2022 to identify and control lead-based paint hazards in eligible privately-owned rental or owner-occupied housing units. As a result, we implemented a new Quincy Lead Abatement Program that will provide up to \$10,000 assistance per unit for lead abatement, plus \$1,000 temporary relocation stipend to occupants. Our goal is to assist at least 60 low-income homes within the 42 months grant period.

On August 6, 2019, we submitted another application to HUD's under the FY2019 Grant NOFA for Healthy Homes Production Grant Program, and was notified on September 30, 2019 that we've been awarded \$300,000 to address other critical home health and safety hazards in addition to lead-based paint hazards. This additional funding will supplement the existing Lead Abatement Program, by providing up to \$5,000 additional funding for units that are eligible for the existing Program, for work such as replacement of Smoke & Carbon Monoxide detectors, electrical outlet upgrades to GFCI, mold remediation, pest control, weatherization etc.

How are the actions listed above related to the extent of lead poisoning and hazards?

If a homeowner submits an application for a housing rehabilitation project, one of our inspectors will check for lead. Or, if the applicant already knows they have lead, or if lead is discovered through a code enforcement inspection through our health department, they will be offered a housing rehab loan or lead grant either through the city's Health Homes office. NWSM can offer a grant or loan either through the city's/consortium's CDBG/HOME funds or through their administration of the state's Get Out the Lead Program. So in short, the actions listed above are related to the extent of lead poisoning and hazards as they become known to one of the agencies that is equipt to detect the lead.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above have already been integrated into housing policies and procedures in that housing rehab inspectors and our code enforcement inspector will check for lead even if they are not called to inspect for lead in the first place. That is to say, a lead check is performed on all properties that are inspected by our inspectors. This increases the chance of being able to provide lead abatement assistance to clients that may not have even been aware that lead was in their home - especially those with children under 6 years old.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

GOALS

Cross-Sector Collaboration

The City of Quincy Department of Planning & Community Development (PCD) strives to provide leadership in region-wide community engagement through a bi-partisan, cross-sector, multi-level initiative. Target audience includes: youth, individuals and families, seniors, public service professionals, corporate community partners, and local government officials. Efforts may include: one-on-one meetings, focus groups, community service fairs, capacity-building workshops, and social media outreach. For more information on these efforts, please see PR-15. The goal of these efforts are not only to drive citizen participation; however, but to also encourage and open the lines of communication for cross-sector collaboration. We know that CDBG cannot manage all the needs of individuals and families in poverty in our jurisdiction; therefore, we encourage and nonprofits, for-profits, and government organizations who have reach within our jurisdiction (whether a CDBG, HOME, or McKinney subrecipient or not) to participate in opportunities to collaborate to reduce poverty in our community.

CDBG PUBLIC SERVICE PROGRAMS

Good Shepherd Maria Droste – Mental Health Counseling services

Quincy Community Action Program – Emergency Food Center

South Shore YMCA - Germantown Neighborhood Center

Houghs Neck Community Council provides support to two of the City's neighborhood associations and centers as a viable 501(c) 3 for Houghs Neck Community Center, and North Quincy Community Center.

Asian-American Service Association, Inc - Wollaston Senior Center

Quincy After School Child Care

Father Bill's & MainSpring Homeless Veterans Reintegration Program (HVRP)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The programs described above directly serve poverty-level and low-income households with the assistance from the City of Quincy's CDBG Human Service grants. These programs are community assets that together with permanent affordable housing are an integral component to directly address poverty and foster economic, educational and social opportunity. The coordination of poverty reducing goals, programs and policies tie in with the Human Service competitive grant process. Each year, PCD issues a request for proposals for programs that specifically address the identified priority needs, objectives and outcomes within this Consolidated Plan.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City and the Consortium execute memoranda of agreement or contracts with subrecipients that contain, among others, scope of services and performance goals (outputs and outcome) with respect to the use of CDBG, HOME, ESG, and McKinney funds. In addition, the City and the Consortium conduct monitoring visits of these subrecipients and assist them with technical assistance to aid them with program planning and implementation.

The Consortium will collect performance information on active activities that will be evaluated and entered regularly in the Integrated Disbursement Information System (IDIS). For example, public services beneficiary information will be entered at least quarterly in the IDIS system. The respective program managers meet regularly with their respective subrecipients and CHDOs to keep track of project status and issues. Agreements with subrecipients state that the Consortium will reserve the right to withhold payment or release of funds if beneficiary reports are not submitted and if their accomplishments do not meet agreed-upon performance goals.

As it had done in the past, the Consortium is prepared to reduce or discontinue funding of subrecipients that have problems with timeliness of expenditures or other performance or compliance matters. With respect to Public Works projects, the Quincy PCD and DPW have executed a Memorandum of Understanding that spells out roles and expectations relative to CDBG funded projects.

In short, we will ensure long-term compliance through regular desk monitoring and on-site monitoring of all activities based on written agreements executed with subrecipients.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This sections includes the anticipated resources that will be received by the city over the next 5 years, as well as a discussion as to how these funds will leverage additional resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,858,211	200,424	2,470,141	4,528,776	7,432,844	Community Development Block Grant. The figure for Prior Years resources was derived through the following calculation:\$1,531,220.92 (Encumbrances on hand)-13,148.00 (expected expenses prior to PY end)+843,836.29 (unencumbered funds)-53,988.05 (expected payroll prior to PY end)+162,220.00 (RLF balance)_____ \$2,470,141

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	822,862	115,868	2,616,340	3,555,070	3,291,448	HOME Investment Partnerships Program. The figure for Prior Year Resources was derived through the following calculation:\$2,072,825.49 (on hand)-15,751.09 (expected expenses)_____2,057,074.40 (subtotal)+559,266.00 (PI on hand)_____ \$2,616,340

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,761	0	0	159,761	639,044	Emergency Solutions Grant
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Services Other	3,473,704	0	0	3,473,704	13,894,816	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are used by subrecipients who then apply for additional grant funds from other federal and state government resources, as well as from private foundations. Without being able to use CDBG, HOME, ESG, and McKinney funds as matching resources, these subrecipients would not be able to leverage the additional resources necessary to accomplish their respective missions. Matching requirements under HUD CPD programs will be satisfied through monitoring of subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several pieces of land and property that are owned by the city that will be used to address the needs identified in the plan. These properties include the Germantown Neighborhood Center, the Ward 2 Community Center (Fore River Clubhouse), the North Quincy Community Center, and the Kennedy Center. All of these centers host public services programs, which address the public services needs identified in the plan.

Discussion

Please note, the figures under "expected amount remainder of Con Plan" are estimates based on the first year allocation, and do not take into account potential cuts or increases to program budgets in subsequent years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Objectives	2015	2020	Affordable Housing	City-wide HOME Consortium	Rental Housing Objectives	CDBG: \$50,000 HOME: \$645,576	Rental units constructed: 27 Household Housing Unit Rental units rehabilitated: 22 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 81 Households Assisted
2	Owner Housing Objectives - Asst for Homeownership	2015	2020	Affordable Housing	City-wide HOME Consortium	Owner Housing Objectives - Asst for Homeownership	HOME: \$60,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Owner Housing Objectives - Acq., Production, Rehab	2015	2020	Affordable Housing	City-wide	Owner Housing Objectives - Acq., Production, Rehab	CDBG: \$250,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Homeless Objectives (CoC)	2015	2020	Homeless	Continuum of Care	Homeless Objectives - CoC	Competitive McKinney-Vento Homeless Assistance Act: \$3,385,547	Homelessness Prevention: 304 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Objectives (ESG)	2015	2020	Homeless	City-wide	Homeless Objectives - ESG	ESG: \$159,761	Overnight/Emergency Shelter/Transitional Housing Beds added: 990 Beds Homelessness Prevention: 25 Persons Assisted
7	Infrastructure Improvements	2015	2020	Non-Housing Community Development	City-wide	Infrastructure	CDBG: \$105,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Public Facilities	2015	2020	Non-Housing Community Development	City-wide Germantown Quincy Point North Quincy Houghs Neck	Public Facilities	CDBG: \$30,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
9	Public Services	2015	2020	Non-Housing Community Development	City-wide Germantown Quincy Point North Quincy Houghs Neck	Public Services	CDBG: \$301,304	Public service activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted
10	Economic Development	2015	2020	Non-Housing Community Development	City-wide	Economic Development	CDBG: \$30,000	Businesses assisted: 2 Businesses Assisted
12	Housing Rehab Program Support	2015	2020	Affordable Housing	City-wide	Owner Housing Objectives - Acq., Production, Rehab	CDBG: \$119,402	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Planning & Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Economic Development Homeless Objectives - ESG Homeless Objectives - CoC Infrastructure Owner Housing Objectives - Acq., Production, Rehab Owner Housing Objectives - Asst for Homeownership Public Facilities Public Services Rental Housing Objectives	CDBG: \$340,121 HOME: \$58,368	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Objectives
	Goal Description	Activities will include rental housing development, preservation/rehabilitation, tenant based rental assistance, and emergent tenant based rental assistance for those households affected by COVID-19. The Consortium has one rental housing development project that will be complete in fall 2020, one additional project that will begin construction in fall 2020, and one project that is anticipated to begin construction in spring 2021.
2	Goal Name	Owner Housing Objectives - Asst for Homeownership
	Goal Description	Downpayment assistance for first-time homebuyers.
3	Goal Name	Owner Housing Objectives - Acq., Production, Rehab
	Goal Description	Funding to provide critical home repairs and lead hazard control
4	Goal Name	Homeless Objectives (CoC)
	Goal Description	
5	Goal Name	Homeless Objectives (ESG)
	Goal Description	
7	Goal Name	Infrastructure Improvements
	Goal Description	
8	Goal Name	Public Facilities
	Goal Description	

9	Goal Name	Public Services
	Goal Description	
10	Goal Name	Economic Development
	Goal Description	
12	Goal Name	Housing Rehab Program Support
	Goal Description	Administration of the city's housing rehab program through the Office of Healthy Homes.
13	Goal Name	Planning & Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Enhance Suitable Living Environment - Activities will be funded during the program year to make services and facilities available or accessible to low- and moderate-income people and/or to limited clientele with a presumed benefit, as a means of addressing issues in their living environment. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

Create Decent Housing - Activities will be funded in the program year to create decent housing with new or improved availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling and first time homebuyer programs) will directly benefit both individuals and households.

Provide Economic Opportunities - Activities will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

#	Project Name
25	HOME Tenant-Based Rental Assistance
26	Emergency Tenant-Based Rental Assistance
27	ESG20 Quincy
28	CHDO Operating
29	Rental Housing Production/Preservation
30	HOME FTHB Downpayment Assistance
31	HOME Program Administration
32	Public Services
33	Public Facilities
34	Neighborhood Public Improvements / Infrastructure
35	Economic Development
36	CDBG Planning & Administration
37	Housing Rehab Program Support
38	Housing Rehab Grants/Loans
39	Continuum of Care

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations based on need assessments in comparison with amount of funding available. No obstacles envisioned in addressing underserved needs, except for general lack of funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Tenant-Based Rental Assistance
	Target Area	HOME Consortium
	Goals Supported	Rental Housing Objectives
	Needs Addressed	Rental Housing Objectives
	Funding	HOME: \$328,000
	Description	Tenant based rental assistance for extremely low-income and low-income households earning up to 60% of the area median income, with a priority for households with a disabled member and/or households that are at risk of homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households families will be assisted in the Annual Action Plan Year. Households assisted will include those households earning less than 30% AMI and those households earning less than 60% AMI. A preference will be given to households with a disabled member and/or households who are at-risk of homelessness.
	Location Description	Tenant based rental activities will be prioritized in the Consortium community of Braintree.
2	Planned Activities	Tenant based rental assistance for extremely low-income and low income individuals and families.
	Project Name	Emergency Tenant-Based Rental Assistance
	Target Area	HOME Consortium
	Goals Supported	Rental Housing Objectives
	Needs Addressed	Rental Housing Objectives
	Funding	:
	Description	Emergency rental assistance to assist households experiencing economic shock from the COVID-19 pandemic.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	it is estimated that 75 households will be assisted with emergency rental assistance, subject to the final funding allocation and based upon need.

	Location Description	Throughout the HOME Consortium communities, with a priority for Milton and Braintree.
	Planned Activities	Emergency rental assistance for individuals and families suffering economic hardship from the COVID-19 pandemic.
3	Project Name	ESG20 Quincy
	Target Area	City-wide
	Goals Supported	Homeless Objectives (ESG)
	Needs Addressed	Homeless Objectives - ESG
	Funding	ESG: \$159,761
	Description	Emergency Solutions Grant
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	900 homeless individuals will benefit from homeless shelter at Fr. Bill's Place; and 25 families will benefit from homeless prevention (rental assistance) services through Quincy Community Action Programs. Shelter guests will be coming from the street and/or places not meant for human habitat. The homelessness prevention clients will be in households at or below 30% of AMI.
	Location Description	Citywide
4	Planned Activities	Emergency Shelter (\$90,000); Homelessness Prevention (\$57,779); Administration (\$11,982)
	Project Name	CHDO Operating
	Target Area	HOME Consortium
	Goals Supported	Rental Housing Objectives
	Needs Addressed	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab
	Funding	HOME: \$80,000
	Description	Operating support for certified community housing development organizations to support the creation of affordable housing.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 27 HOME-assisted units will be completed and/or undertaken during the upcoming program year as a result of the CHDO activities that are underway or in the pipeline.
	Location Description	CHDO operating will provide operational support to the NeighborWorks Housing Solutions and will support CHDO sponsored projects in Quincy, Weymouth, and Holbrook.
	Planned Activities	Operational support to NeighborWorks Housing Solutions for the development of CHDO projects throughout the Consortium.
5	Project Name	Rental Housing Production/Preservation
	Target Area	City-wide HOME Consortium
	Goals Supported	Rental Housing Objectives
	Needs Addressed	Rental Housing Objectives
	Funding	HOME: \$2,517,926
	Description	Funding will be provided to support rental housing development at Germantown House, Lower Winter Street, Holbrook Senior Housing, and the preservation of an existing CHDO project in Weymouth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimate that 49 households will benefit from the proposed activities. These include adults with developmental and physical disabilities, single-person households who are at-risk of homelessness or formerly homeless, and senior households.
	Location Description	Project locations include Germantown House at 71 Bicknell Street, Lower Winter Street in Quincy, Maple Ave in Holbrook, Broadway Avenue in Quincy, and Broad Street in Weymouth.

	Planned Activities	The five unit Germantown residence in Quincy for adults with developmental and physical disabilities, the 18 unit studio apartment building for formerly homeless individuals at Lower Winter Street in Quincy, featuring 11 HOME-assisted units and a 72-unit senior development, featuring 11 HOME-assisted in Holbrook units, are currently under construction or active pipeline projects. Rehabilitation of CHDO and nonprofit rental housing portfolio using HOME and CDBG funds in Weymouth and Quincy, respectively.
6	Project Name	HOME FTHB Downpayment Assistance
	Target Area	HOME Consortium
	Goals Supported	Owner Housing Objectives - Asst for Homeownership
	Needs Addressed	Owner Housing Objectives - Asst for Homeownership
	Funding	HOME: \$300,000
	Description	Downpayment assistance to first-time homebuyers who are purchasing a home in Braintree, Holbrook, Quincy, or Weymouth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two low-income families will be assisted each year.
	Location Description	Throughout the towns of Braintree, Holbrook, Quincy, and Weymouth.
	Planned Activities	Downpayment assistance to eligible first-time homebuyers.
7	Project Name	HOME Program Administration
	Target Area	HOME Consortium
	Goals Supported	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab Housing Rehab Program Support Planning & Administration
	Needs Addressed	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab

	Funding	HOME: \$329,144
	Description	Administration of the HOME Program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	As a result of the planning and administrative support, it is estimated that 132 households will benefit from the proposed activities.
	Location Description	Activities will be completed throughout the Consortium communities as has been detailed for each specific project.
	Planned Activities	The activities that are planned or completed have been detailed with their respective projects.
8	Project Name	Public Services
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$278,731
	Description	Public services activities will be undertaken during the program year, such as community center programs, elder transportation, food pantry assistance, mental health counseling, after school child care and educational programming, adult special education, teen center social group for youth with autism, funding of the city's Asian liaison position, and providing services for our veterans housing program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,500 households in low-mod areas and/or who are low-mod income will benefit from the proposed activities.
	Location Description	Citywide

	Planned Activities	Public services activities will be undertaken during the program year, such as community center programs, elder transportation, food pantry assistance, mental health counseling, after school child care and educational programming, adult special education, teen center social group for youth with autism, funding of the city's Asian liaison position, and providing services for our veterans housing program.
9	Project Name	Public Facilities
	Target Area	City-wide Germantown Quincy Point North Quincy Houghs Neck
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,000,000
	Description	Proposed projects include the renovation of the clinic space at the Manet Community Health Center (Houghs Neck site); renovation of the Fore River Clubhouse in Quincy Point to be used as a satellite senior center; and expanding the campus of the Kennedy Senior Center in North Quincy.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,000 households in low-mod areas will benefit from the activities.
	Location Description	Locations for public facility work will include Manet Community Health Center (Houghs Neck site); the Fore River Clubhouse in Quincy Point; the campus of the Kennedy Senior Center in North Quincy.
	Planned Activities	Proposed projects include the renovation of the clinic space at the Manet Community Health Center (Houghs Neck site); renovation of the Fore River Clubhouse in Quincy Point to be used as a satellite senior center; and expanding the campus of the Kennedy Senior Center in North Quincy.
10	Project Name	Neighborhood Public Improvements / Infrastructure

	Target Area	City-wide Germantown Quincy Point North Quincy Houghs Neck
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure
	Funding	CDBG: \$2,184,403
	Description	Public works projects in low-moderate income areas will be undertaken during the program year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 households living in low-mod areas will benefit from street/sidewalk improvements.
	Location Description	Streets will include Tyler Street, Lunt Street, Alden Street, Fowler Street, Lowe Street, and James Street
	Planned Activities	Public works projects in low-moderate income areas will be undertaken during the program year.
11	Project Name	Economic Development
	Target Area	City-wide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$400,000
	Description	Activities such as commercial loans; TA to microenterprise; and TA for jobs creation will be undertaken during the program year. Subrecipients will include the Quincy Economic Development Corp and Quincy College.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	4 low-moderate income households will benefit from the proposed activities
	Location Description	Quincy College and Quincy Economic Development Corp
	Planned Activities	Activities such as commercial loans; TA to microenterprise; and TA for jobs creation will be undertaken during the program year.
12	Project Name	CDBG Planning & Administration
	Target Area	City-wide
	Goals Supported	Planning & Administration
	Needs Addressed	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Infrastructure Public Facilities Public Services Economic Development Owner Housing Objectives - Acq., Production, Rehab
	Funding	CDBG: \$371,642
	Description	General costs for program administration; monitoring and oversight of HUD CPD-funded projects and activities; grant applications; compliance with federal regulations; preparation of CAPER and Consolidated Annual Plan; preparation of planning studies
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	No direct families will benefit from the proposed activities, other than staff of the Department of Planning and Community Development Dept.
	Location Description	34 Coddington Street, Quincy
	Planned Activities	General costs for program administration; monitoring and oversight of HUD CPD-funded projects and activities; grant applications; compliance with federal regulations; preparation of CAPER and Consolidated Annual Plan; preparation of planning studies

13	Project Name	Housing Rehab Program Support
	Target Area	City-wide
	Goals Supported	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab Housing Rehab Program Support
	Needs Addressed	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	Funding	CDBG: \$44,000
	Description	General operating expenses to support housing programs within the Office of Healthy Homes including single-family and multi-family home repairs, nonprofit housing rehab, accessibility, and lead abatement and healthy homes interventions.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 40 households and families will benefit from the proposed activities.
	Location Description	Throughout the city of Quincy
	Planned Activities	General operating expenses to support housing programs within the Office of Healthy Homes including single-family and multi-family home repairs, nonprofit housing rehab, accessibility, and lead abatement and healthy homes interventions.
14	Project Name	Housing Rehab Grants/Loans
	Target Area	City-wide HOME Consortium
	Goals Supported	Owner Housing Objectives - Acq., Production, Rehab
	Needs Addressed	Owner Housing Objectives - Acq., Production, Rehab
	Funding	CDBG: \$250,000

	Description	Housing programs to eliminate substandard living conditions, control lead paint hazards and other healthy homes interventions in owner occupied homes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 households will benefit from the proposed activities annually.
	Location Description	Throughout the City of Quincy.
	Planned Activities	Housing programs to eliminate substandard living conditions, control lead paint hazards and other healthy homes interventions in owner occupied homes.
15	Project Name	Continuum of Care
	Target Area	City-wide
	Goals Supported	Homeless Objectives (CoC)
	Needs Addressed	Homeless Objectives - CoC
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$3,473,704
	Description	McKinney-Vento Continuum of Care Homeless Assistance Projects, including permanent supportive housing programs, HMIS, coordinated entry, and rapid re-housing for victims of domestic violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	304 homeless and formerly homeless individuals will benefit from permanent supportive housing projects.
	Location Description	Consortium-wide (Norfolk and Plymouth county, less the balance of state portions of these counties)
	Planned Activities	McKinney-Vento Continuum of Care Homeless Assistance Projects, including permanent supportive housing programs, HMIS, coordinated entry, and rapid re-housing for victims of domestic violence.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs and the physical expansion of the Germantown Neighborhood Center. The areas with greatest Low-income populations include Germantown and Quincy Point. Germantown is densely populated with housing authority units, creating a disproportionate percentage of low-income households in that neighborhood. South Quincy, on the other hand, has been disproportionately impacted by the closure of the Fore River Shipyard over a period of decades. The shipyard was a source of thousands of jobs for workers living in that neighborhood, which fell into serious economic decline as the shipyard started to slow down and eventually close.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	60
Germantown	10
Quincy Point	10
North Quincy	10
Houghs Neck	10

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the city's housing and homeless projects are city-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city.

However, where there is a concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the city's projects, programs or activities were designed to address such a need in those specific areas. For example, Area Benefit

Neighborhood Centers and Associations, represents public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. Similarly, Limited Clientele Neighborhood Centers and Associations, represent public service programs that will be implemented by neighborhood centers that service limited-clientele and/or low- and moderate-income persons residing in specific Census tracts. In addition, part of the city's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the city will set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods.

Discussion

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and community development. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

This section identifies the one-year housing goals for the City of Quincy's CDBG and HOME funds and the South Shore HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	11
Non-Homeless	114
Special-Needs	5
Total	130

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	81
The Production of New Units	27
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	130

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The South Shore HOME Consortium plans the following actions in the coming fiscal year:

- Completion of a five-unit single-room occupancy residents for adults with developmental disabilities.
- Close construction financing for an 18 units studio development for those who are homeless or at-risk of homelessness, which will include 11 HOME-assisted units.

Administer tenant-based rental assistance and emergency tenant-based rental assistance in partnership with Father Bill's and MetroHousing

- Close construction financing for a 72 unit senior development for seniors in Hobbrook.
- Assist up to 2 households become first-time homeowner.
- Implement the actions identified in the Consortium's Fair Housing Plan.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section provides information on the actions planned to address public housing needs, how residents participate and interact with management, and efforts to promote self-sufficiency and homeownership.

Actions planned during the next year to address the needs to public housing

The Consortium communities do not have any funding set-aside to assist public housing authorities in the year ahead. Only Quincy and Weymouth have CDBG funding that could be used to address capital needs. Capital needs are addressed by each housing authority individually through their capital improvement plan.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Resident feedback into property improvements and community life is provided through resident advisory boards, local tenant organizations, and involvement of residents at Commissioner meetings and meetings with staff leadership at the Agency. Housing authorities work with residents to improve economic self-sufficiency through the family self-sufficiency program and first-time homebuyer program. The Quincy Housing Authority administers a Section 8 Homeownership Program, which provides for up to 10 households to participate each year.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Consortium's public housing authorities play an extremely important role in the lives of the area's Extremely Low- and Low-Income population. The PHAs are responsible for providing and maintaining stable housing. They also provide the support services needed to help stabilize families and foster self-sufficiency to create economic opportunities and reduce dependency on rental subsidies.

Communication between residents and management is key to maintain thriving living environments.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section describes the consortium's one year goals and actions for reducing and ending homelessness, and discusses the shelter needs of homeless persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The region will continue to reduce unsheltered homelessness through a combination of outreach, engagement, access to shelter, and access to permanent supportive housing using a Housing First approach. The region, in collaboration with the state's family shelter system supplemented by private resources for short-term emergency shelter stays, will continue to ensure no homeless families are unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

FBMS will continue to work with the City of Quincy and Town of Weymouth on strategies to reduce the overflow of individuals in emergency shelter (improved assessment and triage, zero tolerance of discharges from other systems of care, increased housing subsidies/assistance and rapid re-housing resources).

Homeless service providers will continue to work with the state to reduce the overflow of families in emergency shelter and motels in the region through improved shelter diversion and increased resources for housing and workforce development services to shorten shelter stays and speed movement to housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

For individuals, the annual goals at Father Bill's Place are to: improve triage and assessment services, shorten shelter stays, increase exits to housing and treatment, secure additional resources to create permanent supportive housing, and identify and address the long-term housing needs by subpopulations. The intent of these short-term goals is ultimately to reduce shelter capacity and replace it with complementary housing resources and rapid exit strategies.

For families, the annual goals are to work with the state on expanding assessment and triage of families as soon as they enter shelter, increased workforce development, and significantly expanded affordable housing resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The region's short-term strategy is for homeless and mainstream service providers and local and state government to collaborate in order to improve and expand prevention services (tenancy counseling, mediation services, and flexible funds to prevent evictions and homelessness). The region will also continue to document data on entries to Father Bill's Place from other systems of care and to advocate with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. The intent is to increase significantly the resources available to assess and divert people from entering shelter so they can avoid becoming homeless. Emergency shelter services could then be reduced. Finally, the region will seek ways for homeless and mainstream service providers and local and state government to partner in order to increase resources that address the housing, health, social service, employment and other needs of homeless persons.

Discussion

No additional discussion.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The most significant barrier to affordable housing development throughout the Consortium is the high cost of land and construction costs. Local zoning policies limits areas where multifamily development is allowed, which further exacerbates the issue. Many projects seek approval through the comprehensive permit process, which can result in public opposition to development projects. Barriers in the respective Consortium communities are detailed in respective planning documents, including state required Housing Production Plans as well as the Consortium's Fair Housing Plan/Analysis of Impediments to Fair Housing Choice, which is being updated in conjunction with the Con Plan process.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Communities within the Consortium are currently working to implement zoning changes that will allow for greater housing choice. This includes strategies to revitalize village centers through mixed-use zoning, accessory dwelling units bylaw, and the creation of smart growth zoning overlay district that will provide incentives for housing production.

Discussion

The AI/Regional Fair Housing Plan provides a framework for addressing barriers to housing choice in the Consortium communities. This plan is update to document progress that has been made in each community. The AI/Regional Fair Housing Plan was updated in conjunction with the Con Plan process.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Quincy and the Quincy HOME Consortium have identified multiple actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Geographic Isolation and Transportation: Within the City of Quincy, there is a viable transportation network to address the obstacle of geographic isolation and transportation. The City of Quincy is part of the MBTA service area. The City also funds transportation for the City's elders for both medical and social needs.

Language Barriers: The City of Quincy has prepared a Language Assistance Plan which will address the language barriers within the City.

Capacity within the service provider area: The City of Quincy provides Technical Assistance to its service providers.

Funding: The City of Quincy allocates its funding, to the best of its knowledge, in the most efficient and effective way possible.

Actions planned to foster and maintain affordable housing

The city will maintain existing affordable housing through the operation of homeowner and multi-family rehabilitation programs; and the Housing authority will maintain affordable housing through the following programs:

- "667" State-aided housing for the elderly/disabled
- "667" State-aided congregate units for the elderly/disabled
- "705" State-aided family housing
- Massachusetts Rental Voucher Program
- Department of Mental Health

- Section 8 Housing Choice Voucher Program

Actions planned to reduce lead-based paint hazards

As mentioned previously, Quincy was awarded with a \$2M lead abatement grant from HUD in 2019. In addition to this new program, Quincy will continue to use its Housing Rehabilitation programs as a vehicle for disseminating information about lead paint issues and for eliminating lead paint hazards. An Office of Healthy Homes brochure details the program requirements. In addition to the lead grant, NeighborWorks Housing Solutions administers the state's "Get Out the Lead Program" in Quincy, which provides additional resources and a different level of income targeting than the City's program.

Actions planned to reduce the number of poverty-level families

Provide translation, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

Provide mental health counseling to low/moderate-income people without mental health benefits.

Provide training, job placement and case management through the Homeless Veterans Reintegration Program (HVRP).

The South Shore YMCA - Germantown Neighborhood Center provides programs to increase understanding of the importance of education and develop strategies for working toward self-sufficiency. "Choice" Food Pantry clients have maximum flexibility in choosing items and are able to use their food budget to pay their rent and utility bills.

The Houghs Neck Community Center provides Senior socialization, information and volunteer opportunities. Youth activities include reading, playgroups, arts, drug and alcohol awareness, game night, and socials. Women's groups include aerobics, Pilates, computers, and Outreach. Community resources include a safe supervised meeting place with information and referral.

The Montclair/Wollaston Association provides funds for musical instruments for low and moderate income kids

Provide Senior Drop-in, Senior Lunch, Bingo, ESL, Holiday Celebrations both traditional American and Asian, and Police Department Safety programs at the North Quincy Community Center.

Provide mental exercise, camaraderie and socialization activities at Squantum Community Center.

Provide quality Out-of-School Time (OST) programs, at the North Quincy, Ward 2 and Ward IV Neighborhood Centers during the summer, Tuesday afternoons and school vacations including Summer Lunch Program through the USDA Summer Food Service Program and Project Bread.

Provide Tuition Scholarship or low-income families at Quincy After School Child Care within a safe, healthy environment by stimulating the child's potential to grow physically, emotionally, intellectually and socially.

The Southwest Community Center Emergency Food Center enables clients to save money on a food budget to pay their rent and utility bills. Clients also receive a range of other support services.

Offer medical and non-medical transportation services and various health and recreational services for seniors, including exercise classes, flu shot and blood pressure clinics, counseling, support groups, workshops, and seminars.

Offer Teen Center Social Group is to provide social skills education and opportunities to practice new skills with the guidance of qualified counselors for adolescents with ASD and Asperger's Syndrome.

Offer educational, social, and recreational opportunities for adults with developmental disabilities.

Actions planned to develop institutional structure

Administration

Program Managers within the City of Quincy Department of Planning and Community Development (PCD) are responsible for managing all federal funds associated with the project categories identified within these plans.

After the City's mayor approves the annual budgets associated with CDBG, HOME, ESG, and McKinney funds, it is PCD's responsibility to ensure all resources are expended according to Federal and City regulations and program guidelines. In turn, Quincy PCD is subject to periodic financial audits by the City and HUD. In addition, PCD is also required by HUD to complete a Consolidated Annual Performance and Evaluation Review (CAPER) to report on its accomplishments, expenditures, and effectiveness in implementing the goals within these plans.

Quincy Neighborhood Based Programs

Quincy's emphasis on neighborhood based programs provided by local community centers has allowed the City to aggressively target high priority needs in low to moderate-income areas. It has also reduced overlap and redundancy in programs that would otherwise serve the same constituents and areas across the City.

Strengths and Gaps in the Delivery System

The institutional structure, by and large, is in place to carry out the Consortium's housing and community development plan. The City, through its Department of Planning and Community Development, has been involved in the planning and implementation of CDBG, HOME, ESG and McKinney-Vento Homeless Assistance programs in the City/Consortium since these individual programs were created. With respect to public facilities renovations and housing rehabilitation programs, the City's Office of Housing Rehabilitation has existed for over 30 years. Most of the City's subrecipients have received CDBG and HOME funding and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and implementation of the various components of the Consortium's housing and community development plan, as outlined below:

Public Services – Many of the public service providers have limited resources, i.e. staff, technology, money. The Department of Planning and Community Development will offer technical assistance to encourage collaboration among agencies, support volunteer initiatives, provide guidance for managing data and developing quality outcomes, and pass along information about other grants and resources available in the public service sector.

Housing Development – There are two CHDO designated organizations in the Consortium, both of which have access to various resources.

Technical Assistance

The Department of Planning and Community Development (PCD) intends to continue providing organizations involved in these types of activities with as much technical assistance as possible to help make their activities a success. PCD conducts between 1-3 training workshops per year to assist subrecipients in meeting their grant obligations and improve their program operations.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Quincy fosters coordination between public housing and assisted housing providers by appointment of Quincy Housing Authority (QHA) board and staff on a variety of City Boards. In addition, the City works closely with the QHA to assist residents that are participating in the Family Self-sufficiency Program with home ownership opportunities.

The QHA and the Department of Planning and Community Development collaborate on many housing and community development issues and projects. QHA staff are members of the Fair Housing Committee; the CoC's Board on Homelessness; and Affordable/Inclusionary Housing committee, and actively participated in the creation of the Germantown Neighborhood Center. In turn, the City has supported QHA initiatives such as the construction of the boardwalk in Germantown and the handicapped accessibility projects in the QHA Computer Center.

The QHA controls its hiring, contracting and procurement, as it is basically an independent entity from the City. However, the City is expected to be involved when the QHA starts considering new developments or demolishing or disposing public housing units.

The Weymouth Housing Authority (WHA), works with agencies like health providers and the Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combats crime and drugs in public housing. WHA tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development, and representatives from the WHA. Weymouth is negotiating Local Initiative Agreements with housing developers to add 8 new units to the subsidized inventory.

The Braintree Housing Authority (BHA) maintains the following housing programs:

“667” State-aided housing for the elderly/disabled

“667” State-aided congregate units for the elderly/disabled

“705” State-aided family housing

Massachusetts Rental Voucher Program

Department of Mental Health

Section 8 Housing Choice Voucher Program

The BHA also administers a successful Family Self-sufficiency program and a Homeownership program with funding provided by HUD. The BHA is the monitoring agent for the 52 affordable units at Turtle Crossing.

The Milton Housing Authority (MHA) is a state agency responsible for the administration of Elderly/Disabled and Family housing in Milton. The Authority manages 39 one-bedroom units of elderly/disabled housing, 12 units of family housing and 144 Housing Choice Vouchers.

The Holbrook Housing Authority (HHA) manages 74 one-bedroom units of elderly housing. Ten of those units (13.5%) are designated for individuals under 60 years of age who are disabled. The HHA also has ten three-bedroom family units and administers six MRVP Mobile Vouchers, two project-based MRVP Vouchers, and two AHVP Vouchers. The Dedham Housing Authority currently administers the Authority's 82 Section 8 Vouchers.

Discussion

No additional discussion.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section discusses specific program requirements to CDBG, HOME, and ESG.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,424
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	200,424

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The Consortium leverages resources through other local, state, and federal programs help finance HOME-funded activities. The Consortium does not use HOME funds for any type of investment other than those identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The South Shore HOME Consortium provides low-income, first-time homebuyers with downpayment assistance towards the purchase of a home that will serve as their principal residence. In accordance with **24 CFR 92.254(a)(5)(ii)(A)(1)**, the Consortium's Recapture Policy requires program participants to repay the principal balance of their deferred, downpayment assistance loan when they sell, transfer, or refinance their home.[1] This requirement is enforced through a mortgage that is held on the property by the City of Quincy on behalf of the Consortium community. In addition to these provisions, if the program participant fails to occupy the property as their principal residence during the Affordability Period, the downpayment assistance loan will become due and payable. Failure by the homeowner to occupy the property as their principal residence during the affordability period will result in repayment of HOME Program funds in accordance with **24 CFR 92.503(b)(3)**.

The recapture policy requires the full repayment of the principal loan amount, with the homebuyer retaining any appreciation in value. However, in no event shall the Consortium recapture more than is available from the net proceeds of a sale. The net sale proceeds are defined as the sales price of the home minus superior loan repayments and closing costs. In the instances of a foreclosure or a deed in lieu of foreclosure, the Consortium will attempt to recover its original loan amount from the net proceeds of the sale.

In accordance with **24 CFR 92.254(a)(4)**, Program participants are required to occupy the property acquired with assistance through the Program as their principal residence for the duration of the Affordability Period. The Affordability Period will be 5 or 10 years, subject to the amount of downpayment assistance provided to the program participant, as detailed in the table below.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The South Shore HOME Consortium provides low-income, first-time homebuyers with downpayment assistance towards the purchase of a home that will serve as their principal residence. In accordance with **24 CFR 92.254(a)(5)(ii)(A)(1)**, the Consortium's Recapture Policy requires program participants to repay the principal balance of their deferred, downpayment assistance loan when they sell, transfer, or refinance their home.[1] This requirement is enforced through a mortgage that is held on the property by the City of Quincy on behalf of the Consortium community. In addition to these provisions, if the program participant fails to occupy the property as their principal residence during the Affordability Period, the downpayment assistance loan will become due and payable. Failure by the homeowner to occupy the property as their principal residence during the affordability period will result in repayment of HOME Program funds in accordance with **24 CFR 92.503(b)(3)**.

The recapture policy requires the full repayment of the principal loan amount, with the homebuyer retaining any appreciation in value. However, in no event shall the Consortium recapture more than is available from the net proceeds of a sale. The net sale proceeds are defined as the sales price of the home minus superior loan repayments and closing costs. In the instances of a foreclosure or a deed in lieu of foreclosure, the Consortium will attempt to recover its original loan amount from the net proceeds of the sale.

In accordance with **24 CFR 92.254(a)(4)**, Program participants are required to occupy the property acquired with assistance through the Program as their principal residence for the duration of the Affordability Period. The Affordability Period will be 5 or 10 years, subject to the amount of downpayment assistance provided to the program participant, as detailed in the table below.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not plan on using HOME funds to refinance existing debt secured by multifamily housing. In any case, the Consortium's Refinancing Guidelines are as follows:

The applicant seeking HOME funds must see to the following:

Show that rehabilitation is the primary activity. This requirement is met by meeting a required ratio of HOME investment between rehabilitation and refinancing of 1:1 or higher;

Provide a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of servicing the targeted population over an extended affordability period can be demonstrated;

State whether the new investment is being made to maintain current affordable units, create additional affordable units or both;

Specify whether the investment of HOME funds will be jurisdiction-wide or limited to a specific geographic area (for example, Neighborhood Revitalization Strategy area, Empowerment Zone or Enterprise Community);

Specify the required period of affordability (whether it is the required 15 years or longer); and

State that it will not use HOME funds to refinance multifamily loans made or insured by any other federal program, including Community Development Block Grant (CDBG).

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Our ESG written standards can be found in Section 2.3 of our CoC Policy Manual, which has been attached to this Consolidated Plan. This document is reviewed annually by the CoC Executive Committee and updated as necessary. The most current version (attached) is the version that was approved by the Executive Committee in April 2019. The manual is attached in the "Citizen Participation Comments" slot in the AD-25 screen, since that was the only slot for attachments that was available.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Families: State-funded EA family shelter has a centralized assessment system. Families must request shelter at a local welfare office. EA has written standards for eligibility, admission, services, operations, and the like. Emergency shelter for families in the CoC is part of this EA system. HomeBASE, the state RRH resource, is accessed either at the central intake site or at EA shelter and has written eligibility and service standards.

Individuals: FBMS operates the only CoC year-round adult shelter, Father Bills Place. Adults are assessed at entry and triaged for services, housing, or other exit. There is an outreach team, based at Father Bills Place that conducts frequent outreach to assess and assist the unsheltered. The system for individuals has yet to develop written standards as per ESG rule 576.400.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Quincy utilizes a Request for Proposals process to solicit proposals for program funding. Proposals are reviewed and ranked by a committee of PCD staff. Allocations are prorated, if necessary, based on the federal grant amount, and among the highest ranking proposals.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

N/A - the jurisdiction already includes formerly homeless individuals on its Board on Homelessness, and consults with these individuals with respect to policies and funding decisions regarding facilities and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The city's Department Planning and Community Development has implemented a Performance and Outcome Measurement System in order to quantify the effectiveness of programs and establish clearly defined outcomes. Using goals set by the subrecipients in their proposals for funding, the department drafts contracts which relate reimbursements specifically to accomplishments. Where possible, the focus is on outcome accomplishments rather than output accomplishments. Subrecipients are reimbursed only when they can provide accurate and appropriate documentation that demonstrates program accomplishments and can provide back-up documentation for eligible costs as spelled out in the contractual agreement. Subrecipients who do not accomplish their proposed goals will not be reimbursed for their full grant amount, and funds will be recaptured at fiscal year end and made available for other eligible ESG programs. Department staff will work closely with subrecipient organizations to ensure that these contract goals are reached. In the event of unforeseen obstacles, department staff will be willing to amend contractual goals when warranted. These performance standards have already been accepted by member agencies of the CoC that have entered into contracts with the City of Quincy for ESG and CDBG funds, and these standards will be further developed from time to time in consultation with the CoC.

Homeownership Value Limits

Homeownership Value Limits

In accordance with **24 CFR 92.254(a)(2)(iii)**, the Consortium utilizes the homeownership value limits established annually by HUD for homebuyer assistance and homeowner rehabilitation. This homeownership limit is equal to 95% of the median home purchase for the Consortium area based on data from the Federal Housing Administration on new construction and existing home sales.

The 2020 homeownership limits for a single-family home or a condominium purchased in the Consortium area are \$423,000 for a new construction unit and \$413,000 for an existing unit.

Tenant Selection and Preference Policies

In accordance with **24 CFR 92.253(d)**, the Consortium limits eligibility and allows preferences for households from particular segments of the population when it is determined that these households meet the priority needs within the jurisdiction. Households and populations that may receive preference or be targeted for limited eligibility within a housing program include:

1. Those households/individuals that are at-risk of homelessness, experiencing homelessness, or chronically experiencing homelessness and other populations identified in the Continuum of Care Coordinated Entry Policies and Procedures;
2. Households with a veteran member
3. Preference and eligibility requirements that are associated with other federal housing programs, including, but not limited to:
 - i. Housing Opportunity for Persons with AIDS program under 24 CFR part 574
 - ii. Shelter Plus Care program under 24 CFR part 582
 - iii. Supportive Housing program under 24 CFR part 583
 - iv. Supportive housing for the elderly or persons with disabilities under 24 CFR part 891
1. If a project does not receive federal funding, but receives funding from another funding source, such as the Massachusetts Department of Mental Health or the Massachusetts Department of Developmental Services, eligibility may be limited to a certain segment of the population provided that: The limitation or preference is limited to the population of families (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing; Such families will not be able to obtain or maintain themselves in housing without appropriate supportive services; and Such services cannot be provided in a nonsegregated setting. The families must not be required to accept the services offered at the project. In advertising the project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from the services provided in the project.

No additional discussion.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Housing Problems</p> <p>List the name of the organization or individual who originated the data set. City of Quincy Planning and Community Development Department</p> <p>Provide a brief summary of the data set. Expands on CHAS data provided by HUD by providing percentages.</p> <p>What was the purpose for developing this data set? To determine disproportionate need.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is provided by HUD for the Jursidiction.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? This is 2007 - 2011 CHAS data</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name Zillow Rent Data</p> <p>List the name of the organization or individual who originated the data set. City of Quincy Planning and Community Development</p> <p>Provide a brief summary of the data set. Zillow provides time-sensitive information on key housing market indicators and prices.</p> <p>What was the purpose for developing this data set? To utilize more accurate and time-sensitive housing market data at the local level than is provided by HUD.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Zillow provides data for most municipalities in the country. Zillow does not parse the data by certain populations, only by sub-markets. Some communities do not have complete data.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The common data range is 5 years, with year- and month-to-date analyses.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>Cost of Housing</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Quincy Planning and Community Development Department</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides more up-to-date cost of housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>Data provided by HUD was null.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This is 2009-2013 ACS 5-Year Summary Data</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>5 years (2009 - 2013)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>Labor Statistics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Massachusetts Department of Labor and Workforce Development</p>

	<p>Provide a brief summary of the data set.</p> <p>Provides industry and worker statistics for each municipality in Massachusetts. Derived from 2010 Census data.</p> <p>What was the purpose for developing this data set?</p> <p>This is more accurate data then what was originally provided.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This is comprehensive data derived from the 2010 U.S. Census. This is aggregate data from all five Consortium communities.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This data is from the 2010 U.S. Census.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>This data is complete.</p>
5	<p>Data Source Name</p> <p>2006-2010 ACS (Base Year), 2011-2015 ACS (Most Rec</p> <p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p> <p>Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future. When you respond to the ACS, you are doing your part to help your community plan for hospitals and schools, support school lunch programs, improve emergency services, build bridges, and inform businesses looking to add jobs and expand to new markets, and more.</p> <p>What was the purpose for developing this data set?</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p>

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The data was collected in two five year sample periods from 2006-2010 and then from 2011-2015.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The American Community Survey (ACS) is a national survey that uses continuous measurement methods. In this survey, a series of monthly samples produce annual estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long-form sample.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>A representative sample of the five member communities in the HOME Consortium in accordance with the ACS sampling methodology.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>A representative sample of the five member communities in the HOME Consortium in accordance with the ACS sampling methodology.</p>
6	<p>Data Source Name</p> <p>2019 Fair Market Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development.</p>
	<p>Provide a brief summary of the data set.</p> <p>Current HOME rent limits as determined annually by HUD.</p>
	<p>What was the purpose for developing this data set?</p> <p>HUD provides the data annually for the administration of the HOME Program.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>No.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five Year Consolidated Plan (Consolidated Plan) pertains to the Town's Community Development Block Grant (CDBG) funds for FY 2020-2024. CDBG funds are provided as an annual entitlement to Weymouth from the US Dept. of Housing and Urban Development to meet priority needs for economic and community development, and housing. The Town awards the funds annually to government agencies or departments and to non-profit organizations for activities that predominately benefit low and moderate income residents.

The Consolidated Plan is implemented annually through an Annual Action Plan (AAP), which is the last section of this Consolidated Plan (Sections AP-15 through AP-90).

The Town is required by HUD regulations and the Town's Citizen Participation Plan to involve citizens in the development and implementation of the Con Plan (see Section PR-15). The Town also engages with service providers to obtain their expertise concerning the needs of Town residents including those of low and moderate income residents. Such consultation activities are covered in Section PR-10.

Community Development Block Grant Funds (CDBG)

The Consolidated Plan includes: a needs assessment relative to non-housing community development needs; a market analysis; a strategic plan that identifies priority needs and the goals for meeting such needs; and an Annual Action Plan governing the first year of the five year plan (FY 2020-2021).

HOME Investment Partnership Funds (HOME)

The Town also receives, annually, a percentage of the allocation of HOME Investment Partnership funds made each year to the City of Quincy, the lead jurisdiction of the South Shore HOME Consortium. Members include Quincy, Weymouth, and the Towns of Braintree, Holbrook, and Milton. HOME funds may be used for activities such as building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. See the Quincy Consortium Consolidated Plan for details concerning the HOME program. *This* Consolidated Plan pertains to the CDBG program only.

Modification of HUD Award to the Town

HUD originally allocated to the Town the sum of \$

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Objectives and Outcomes

The Consolidated Plan identifies the priority needs of the community, as well as one and five year goals for meeting such needs, and objectives and outcomes relating to the needs. Among the priority needs are those relating to: homeless services, public housing modernization, housing rehabilitation, public infrastructure and facility improvements, and public services. Such needs were identified through extensive service provider consultation and citizen outreach (Sections PR-10 and PR-15, respectively)

Objectives: HUD has identified three objectives that may be met by a funded activity:

- Creation of a suitable living environments;
- Provision of decent housing; and
- Creation of economic opportunities.

Outcomes: HUD has identified three outcomes that may result from a funded activity:

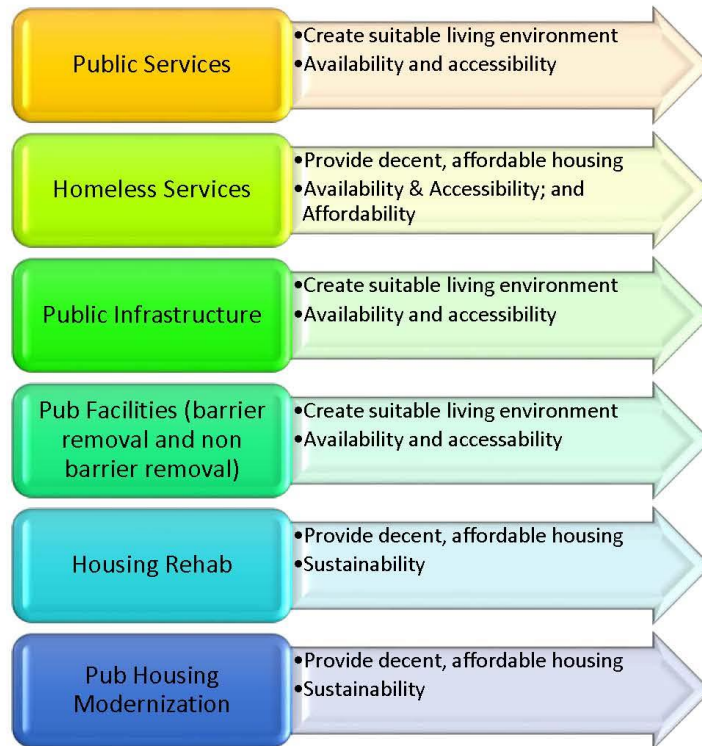
- Promotion of availability and accessibility;
- Promotion of affordability; and
- Promotion of sustainability.

To better understand the five year plan, consider the following relative to single family rehabilitation:

- *Priority Need:* To rehabilitate single family residential units;
- *Objective:* To ensure sustainability; and
- *Outcome:* To provide decent, affordable housing.

See Chart 1 - Objectives and Outcomes.

CHART 1 – OBJECTIVES AND OUTCOMES OF EACH GOAL



Outcomes and Objectives Chart 1

3. Evaluation of past performance

The Town has performed well during the prior fiscal year (FY 2019-2020). Among the activities that were funded in the year were public services, including case management by Father Bill's/Mainspring, and senior services (transportation and courses and workshops for seniors), residential unit rehabilitation through Neighborhood Housing Solutions.

CDBG funds were also used to make sidewalk improvements in a low/moderate income Target Area (King Avenue).

These activities are being completed on schedule and within budget.

4. Summary of citizen participation process and consultation process

The Town conducted broad service provider consultation and citizen participation activities (see Sections PR-10 and PR-15, respectively). Consultation and citizen participation efforts are required under HUD regulations.

Service Provider Consultation included:

- Reviewing provider websites for relevant information on services for Weymouth and needs;
- Conducting a service provider meeting at Town Hall on December 10, 2019;
- Conducting a survey on priority needs posted on Town website;
- Televising promotion on WETC of the CDBG planning process;
- Holding individual meetings with service providers where requested by providers; and
- Holding a public hearing on CDBG proposals on January 23, 2020.

Citizen Participation included:

- Holding a citizen meeting at Town Hall on November 6, 2019;
- Holding a second citizen meeting at McCulloch Building on December 12, 2019;
- Conducting outreach to Weymouth Housing Authority to invite WHA residents;
- Promoting the citizen meetings at three multi-unit residential complexes in three areas that are identified as areas of environmental justice concern (see below for more information on such areas);
- Conducting a survey on priority needs posted on Town website; and
- Holding a public hearing on submitted proposals as part of the AAP process for FY 2020-2021 (held on January 23, 2020).

****Three areas of environmental justice concern have been identified, based on data from the Commonwealth's Executive Office of Environmental Affairs (EOEA). An environmental justice population is one that is "most at risk of being unaware or unable to participate in environmental justice decision-making or to gain access to state environmental resources," based on the fact that 25% of the area residents are minorities. See Map 1 - Target Areas and Areas of Environmental Justice Concern at Section SP-10, Geographic Priorities.**

5. Summary of public comments

The Town did not receive comments relative to the Consolidated Plan during the 30 day comment period conducted relative to the Consolidated Plan. The Town did receive many suggestions as to what constitutes a priority need during both the citizen participation process and the service provider outreach process: such needs are collectively described in the sections on Citizen Participation at PR-15, and Consultation at PR-10.

6. Summary of comments or views not accepted and the reasons for not accepting them

As stated, the Town did not receive any comments.

7. Summary

The Consolidated Plan identifies priority needs of low and moderate income residents in Weymouth for affordable housing and for community and economic development. The plan also identifies the objectives to be achieved over the five year period from FY 2020 to 2024. The Town engaged in extensive citizen participation and consultation activities to promote involvement in the identification of needs. These efforts enabled the Town to identify the scope of the needs of low and moderate income residents.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WEYMOUTH	Weymouth Dept. of Planning & Community Development

Table 60– Responsible Agencies

Narrative

The *Town of Weymouth* is the lead agency with respect to the Community Development Block Grant (CDBG) program. CDBG funds are provided annually to Weymouth as an entitlement to be used predominately to meet the needs of low and moderate income residents in the areas of affordable housing, and community and economic development. Weymouth administers its CDBG program.

The Town also receives funding from two other HUD programs: HOME Investment Partnership Funds (used to develop and maintain affordable housing) and Continuum of Care (CoC) Funds (used to meet the many needs of the homeless). The *City of Quincy* is the lead agency with respect to HOME and CoC funds.

HOME funds are provided on a formula basis to the Town through the City of Quincy as the lead agency of the South Shore HOME Consortium. Among the members of the Consortium are: the City of Quincy, and the Towns of Weymouth, Braintree, Holbrook, and Milton. HOME funds are used in partnership with local nonprofit groups for activities that build, buy, or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

McKinney-Vento funds are used to address homelessness and are provided through the Quincy/Weymouth Continuum of Care (CoC), of which Weymouth is a member. The CoC is a partnership designed to end homelessness community-wide, provide funds for use by nonprofit providers and state and local governments to rehouse homeless individuals and families quickly while minimizing the trauma and dislocation caused, to promote access to and the use of mainstream programs by homeless

individuals and families; and to optimize self-sufficiency among the homeless. The CoC represents local government, businesses, faith organizations, formerly homeless persons and service providers who work together to coordinate all efforts taking place within the continuum to address the issues of homelessness.

Consolidated Plan Public Contact Information

Contact information relative to CDBG funding and activities in Weymouth is as follows:

Jody Lehrer, JD, MPA, Community Development Coordinator

Town of Weymouth

Department of Planning and Community Development

75 Middle Street

Weymouth, MA 020189

781.340.5015

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Town engaged in extensive consultation with public and non-profit service providers serving Weymouth residents. Entities consulted included ones concerned with affordable housing, economic development, public services, infrastructure, public facilities and more.

The service providers were consulted either through attendance at the provider outreach meeting held on December 10, 2019, review of agency or departmental websites, or other meetings or phone contact with such providers. Additionally, some providers responded to the survey on priority needs in the Town that was posted on the Town website. Ultimately, there were very few responses to the survey so, in general, the responses regarding priority needs from service providers stemmed mostly from the service provider outreach meeting on December 10.

Among the providers who participated in the meeting were representatives from: two regional Community Housing Development Organizations (CHDOs); South Shore Elder Services; the South Shore Chamber of Commerce; Father Bill's/Mainspring (a homeless service provider); the ARC of the South Shore; a church; the South Shore Habitat for Humanity; and many town departments including the school department, the health department, and the DPW. A representative from the City of Quincy planning department also attended.

Service Provider Consultation included:

- Reviewing provider websites for relevant information on services for Weymouth and needs;
- Conducting a service provider meeting at Town Hall on December 10, 2019;
- Conducting a survey on priority needs posted on Town website;
- Holding individual meetings with service providers where requested by providers; and
- Holding a public hearing on CDBG proposals on January 23, 2020.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Enhancing Coordination Among Providers

The DPCD enhances the coordination among various public and assisted housing providers and other governmental and private health, mental health, and service agencies to address the needs of the Town's residents. Examples of steps taken by the Town to enhance coordination among service providers include:

1. Hosting the Consolidated Plan service provider consultation meeting with Town departments and non profit entities at which providers offered informed opinions as to the needs of the community.
2. Conducting technical workshops with service providers seeking funding each year under the CDBG program (such workshops enable the applicant and the Town to ensure that there is no duplication of efforts, that proposals meet priority needs to avoid gaps in services, and more).
3. Fostering coordination through active involvement in the Fair Housing Advisory Committee with membership from public and private sector providers, faith based groups, realtors, public housing authorities, municipalities, and more.
4. Participating in the Quincy/Weymouth Continuum of Care (CoC), a partnership of local governments, businesses, faith based groups, and others, who cooperatively address the needs of homeless families and individuals.
5. Coordinating with service providers through involvement in the 13 member Blue Hills Community Health Alliance, that seeks to empower communities "...to achieve the best quality health and wellness through education and information while improving access to care and services." The CHNA is made up of members of the public, non-profit, and private sector entities that build healthier communities through community-based prevention planning and health promotion. The CHNA works to:
 - Bring forward the voice of public health in our communities;
 - Engage key stakeholders in health improvement;
 - Identify local and regional health priorities;
 - Design community-based prevention plans to support sustainable change; and
 - Track success in achieving healthier communities.
6. Participating as a member of the Quincy/Weymouth Continuum of Care (CoC) to address the needs of the homeless on a regional basis. The City of Quincy is the lead jurisdiction of the CoC. Through the CoC, the Town consulted with agencies serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.
7. Consulting with or review website data from the state regarding lead paint hazards and poisoning instances in the Town. Other consultation efforts included reaching out to the Weymouth Health

Department, and to the Weymouth Housing Authority through its Board of Commissioners and representative tenant associations on the board.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

As mentioned in Section ES-05, the Executive Summary, the Town is a member of the Quincy/Weymouth CoC, under the direction of the City of Quincy. Programs directed at meeting the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and unaccompanied youth, are carried out on a regional basis under the CoC. The Town, along with other CoC members, cooperate closely regarding homeless-related programs. Weymouth's Consolidated Plan contains information regarding CoC programs but full descriptions of such programs are found in the South Shore HOME Consortium Consolidated Plan.

Furthermore, the Town promotes coordination relative to serving homeless persons by ensuring that area homeless service providers are made aware of homeless populations (e.g., in a local park) needing services so that area service providers may more effectively meet their needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Weymouth does not receive EMS funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with Neighborhood Housing Services (now called NeighborWorks Southern Mass) during meetings conducted with area service providers. NWSOMA is one of two Community Housing Development Organizations (CHDOs) serving Weymouth and surrounding communities and offers services relating to homebuyer needs, like education, realty, financial coaching, and foreclosure counseling. NWSOMA is also a leading nonprofit housing developer for low-income families, veterans, disabled persons, and formerly homeless individuals. Its portfolio includes single-family, two-family, and multi-family units as well as single-room occupancy (SRO) units. The outcome of the consultation is that housing needs continue to be a high priority in Weymouth.
2	Agency/Group/Organization	WEYMOUTH HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with Weymouth Housing Authority (WHA) during meetings conducted with area service providers as well as during an independent meeting with the WHA Board of Commissioners and with the Executive Director and Residential Services Coordinator. The WHA owns and manages five public housing complexes including one federally aided complex for the elderly and disabled, two state aided complexes for the elderly and disabled, one federally aided family complex, and one state aided family complex. WHA also administers federal Section 8 housing choice vouchers. The outcome of the consultation is that services for public housing residents continues to be a high priority need in Weymouth.
3	Agency/Group/Organization	QUINCY COMMUNITY ACTION PROGRAM, INC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs of children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with QCAP during its meetings with area service providers conducted as part of its five year consolidated planning process. Some of the service agencies, such as QCAP, serve numerous segments of society, such as adults, teens, and children, and provide many types of services (such as housing, education, workforce development, and childcare services). QCAP offers early childhood education and care, food and nutrition and many other programs benefiting children. The outcome of the consultation is that the provision of affordable childcare for low and moderate income Weymouth families is a high priority in Weymouth.
4	Agency/Group/Organization	South Shore Elder Services, Inc
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The DPCD consulted with South Shore Elder Services (SSES) during meetings with area service providers as part of the five year consolidated planning process. SSES provides many services to eleven communities including Braintree, Cohasset, Hingham, Holbrook, Hull, Milton, Norwell, Quincy, Randolph, Scituate and Weymouth. SSES supports seniors so that they may remain as independent as possible and advocates for elders and their caregivers. SSES has a contract with the Massachusetts Executive Office of Elder Affairs (Elder Affairs) to coordinate and provide many in-home services to ill and frail low-income elders in the eleven South Shore communities. Some programs such as Meals on Wheels are available regardless of income. The outcome of the consultation regarding the priority needs of seniors is that many unfulfilled needs exist. The outcome of the consultation is that in order to ensure that seniors remain healthy, independent, and active, the needs of seniors for many services continue to be a high priority in Weymouth.</p>
5	Agency/Group/Organization	SOUTH SHORE ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The DPCD consulted with the ARC of the South Shore during meetings with area service providers as part of the five year consolidated planning process. The Arc of the South Shore provides services and advocacy for children and adults with cognitive, physical, and other intellectual and developmental disabilities. The agency is a family oriented, community-based non-profit agency, and strives to ensure that all individuals are able to participate fully in their community. The outcome of this consultation is that the needs of severely disabled adults in Weymouth remain a high priority in Weymouth.</p>

6	Agency/Group/Organization	Father Bill's/Mainspring
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Employment Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with the Father Bill's/Mainspring (FBMS) during both of its meetings with area service providers as part of the five year consolidated planning process. FBMS helps homeless persons obtain a home by giving temporary shelter and food, locating safe and affordable housing, and providing permanent housing with supportive services. FBMS also helps homeless persons and those at risk of homelessness to achieve self-sufficiency. FBMS regularly tracks information regarding publicly funded institutions and systems of care regarding the release of persons into homelessness. Data shows that Weymouth ranks as the number two community in the region in terms of the percentage of homeless persons and therefore, the many needs of the homeless continue to be a high priority need in Weymouth. The outcome of this consultation is that the needs of homeless persons and those with HIV/AIDS continue to be high priority needs in Weymouth.
7	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims

	What section of the Plan was addressed by Consultation?	Victims of domestic violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD, during development of this consolidated plan, consulted through phone conversations and email representatives from DOVE (Domestic Violence Ended), an organization that works with adults, teens, and children who have been abused emotionally, financially, physically, and sexually. Services include a crisis hotline and other services such as crisis intervention, danger assessment and safety planning, supportive counseling, emergency shelter, legal advocacy and representation, community outreach, education, and training. The outcome of consultation with this organization is that the needs of victims of domestic violence have been identified as a high priority need in Weymouth.
8	Agency/Group/Organization	Town of Weymouth
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Agency - Emergency Management Other government - Local Planning organization Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
--	--	---

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The DPCD consulted with its own departments, boards, and commissions, including the Department of Health, during development of the Town's Consolidated Plan. Consultation included the Town's health department. The Weymouth Health Department improves, promotes, and protects the personal and environmental health of our residents through many programs including inspection services, nursing services (e.g., flu vaccines, B12, blood pressure clinics), wellness programs, substance abuse prevention programs, and more. The outcome of the consultation is that needs related to public health continue to be a high priority in Weymouth. The Town through its local emergency management entity consulted community Resilience Building Workshop. The CRB was an "anywhere at any scale" process for developing action-oriented plans to help communities adapt to extreme weather and natural and climate-related hazards. The Town's workshop involved outreach with agencies responsible for flood management issues including local emergency management officials. There were a multitude of town and other agencies and organizations that were part of the CRB to address resiliency issues comprehensively including but not limited to: the Harbor Master, the DPW, the North-South Rivers Watershed Association, the Weymouth-Braintree Regional Recreation Conservation District, the Union Point Master Developer, Town Councilors, the Assistant Emergency Management Director, the Pond Plain Improvement Association, utility representatives, and more. The CRB identified numerous goals that it will aim to achieve to address resiliency related concerns and they are: 1. Build sea walls. 2. Conduct an infrastructural assessment study. 3. Improve storm water management. 4. Create a communications plan for raising awareness about hazards. 5. Protect the public water supply and critical environmental resources.</p>
---	--

9	Agency/Group/Organization	QUINCY
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weymouth, as one of five local government members of the Fair Housing Advisory Committee of the South Shore HOME Consortium, consults regularly with committee members including during development of the consolidated plan. This collaborative effort ensures not only consultation regarding fair housing but consultation among local governments in general. Consortium members jointly developed the South Shore HOME Consortium Regional Fair Housing Plan for FY 2015-2019. Other Committee members include faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Communities receiving CDBG and HOME Investment Partnership funds must affirmatively further fair housing by conducting fair housing planning, and assessing and addressing impediments to fair housing choice. Such jurisdictions must 1) have a current Analysis of Impediments to Fair Housing Choice, 2) implement recommendations made during analysis and 3) document efforts to improve fair housing choice. The outcome of consultation efforts is that the need to improve fair housing is identified as a high priority in Weymouth and the surrounding region.
10	Agency/Group/Organization	METROPOLITAN AREA PLANNING COUNCIL
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weymouth is a member of the Fair Housing Advisory Committee of the South Shore HOME Consortium. The Committee consulted with the Metropolitan Area Planning Council, or MAPC, during preparation of the Fair Housing Plan for FY 2015-2019. Consultation with the MAPC constituted not only consultation with a regional organization but with a planning organization as well. The outcome of consultation with this regional planning organization is that, consistent with the section of this Consolidated Plan pertaining to consultation with the City of Quincy (the lead jurisdiction of the Fair Housing Committee), the need to improve fair housing continues to be a high priority in Weymouth.
12	Agency/Group/Organization	One Life at a Time
	Agency/Group/Organization Type	Services-Employment helping find employment including for persons in recovery
	What section of the Plan was addressed by Consultation?	non profit to help people find employment includes persons in recovery
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Our Mission: At One Life at a Time we are committed to providing comprehensive employment assistance to all those in need of job training services and preparing every client to successfully rejoin the workforce.
13	Agency/Group/Organization	Comcast Service Center
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Broadband and digital divide

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with broadband provider Comcast Xfinity to ascertain about programs for low mod income households in the community. Comcast informed us that there is a program that allows qualified low income families access to affordable broadband internet. The program is called Internet Essentials and households must meet eligibility requirements such as be recipients of SNAP, SSI. Medicaid, Assisted Housing, or others. This program helps bridge the digital divide.
14	Agency/Group/Organization	Weymouth Public Schools
	Agency/Group/Organization Type	Services-Children Services - Broadband Internet Service Providers Other government - Local
	What section of the Plan was addressed by Consultation?	Broadband access address digital divide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted the Weymouth Public Schools to determine access information regarding students especially low mod income students to internet to facilitate learning in school and at home for completing homework.
15	Agency/Group/Organization	Weymouth Public Libraries
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Libraries
	What section of the Plan was addressed by Consultation?	Internet service broadband

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Weymouth public libraries provide access to all users including those without internet access or access to broadband. Library services were contacted regarding such services. Pratt has 4 public computers available for public use. North has 2 public computers available for use. Fogg has two AWE Early Literacy stations (computers with educational software for children). The new Tufts Library will have the following when it opens (September 2020): 1. Eighteen computers for public use in the reference area. 2. Seven computers for public use by children and families in the tween area. 3. Four AWE Early Literacy stations and 1 AWE After School Edge. 4. Seven computers for use by teens in the teen area. 5. Twelve computers in the Digital Media Lab, including two iMacs. 6. Two computers in the Local History Center for local history and genealogy research. Students do use the public computers. The library does record the number of computer sessions for statistics, but does not record any other details, so cannot say how many students use them. The library has other devices with internet access that are available for use by students or members of the general public. The libraries have 5 Chromebooks that can be checked out for 3 hours of use within the library. These devices can be used by children with a parent/guardian present. Currently, three are at Pratt and 2 are at North. There are two iPads that can be checked out for 1 hour of use within the library. There are also three 3 iPads customized for children that can be checked out for one hour of use within the Fogg Library. Chromebooks and iPads cannot be taken out of the building. However, there are ten wireless hotspots that can be taken out of the library by patrons over the age of 18. Such devices allow wireless hotspots to be created where there otherwise is no available internet. They are in high demand. The loan period is one week. So parents can sign them out and students could use them. The library department has found that technology help is crucial in addition to access to the technology itself. The department and staff help many people who need assistance with technology skills like using a mouse and keyboard, accessing their email, understanding web browsers, finding information online, applying for jobs online, and using word</p>
---	---

Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of major service providers that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Quincy	The goals of this strategic plan do not include ones relating directly to the HOME program as the HOME program is under the auspices of the HOME Consortium strategic plan. Homelessness is addressed regionally under the direction of the City of Quincy as the lead jurisdiction of Continuum of Care (CoC). Likewise, the Town's strategic plan, as it concerns the HOME Investment Partnership funding, is consistent with the Consortium's strategic plan as the lead jurisdiction is the City of Quincy.
Open Space/Recreation Plan	Town of Weymouth	The goals of the strategic plan, where they concern open space and recreation (such as park improvements) are consistent with the goals of the Town's Open Space and Recreation Plan, developed by the Town in 2014. The Town is currently updating its Plan.
Weymouth Capital Improvement Plan-Annual	Town of Weymouth	Each year the Town prepares its capital budget and staff members from the CDBG program review capital improvement needs and coordinate with Town departments to identify needs that are consistent with priority needs of low and moderate income residents, such as the need for public infrastructure improvements in low/moderate income target areas eligible for CDBG funds.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Weymouth Master Plan Update-April 2001	Town of Weymouth	Under state law in Massachusetts, a Master Plan is, in relevant part, a "statement...designed to provide a basis for decision making regarding the long term physical development of the municipality" that includes area based and Town-wide goals regarding such things as housing, water and sewer infrastructure, government services, and buildings and facilities. Many goals match the goals of the CDBG program including responding to the need for affordable housing and reducing demand on Town's water system and the cost of sewage disposal through needed infrastructure. Infrastructure improvements, for example, can be tailored to meet the needs of low and moderate income residents in target areas where such improvements may be supported with CDBG and other leveraged funds.
Regional Fair Housing Plan 2014-2019	South Shore HOME Consortium	The FHP was developed for the South Shore HOME Consortium, which includes the municipalities of Braintree, Holbrook, Milton and Weymouth. The FHP builds on the 2011-2015 AI, which was the first analysis of the five-member region that identified regional approaches to addressing impediments to fair housing choice. The FHP was developed with the participation and input of residents, fair housing advocates, service providers, realtors, and municipal boards, committees, and commissions.

Table 62– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The DPCD contacted adjacent communities regarding the CDBG five year planning process and the need to identify priority needs of Weymouth's low and moderate income residents, although Weymouth received no input from such communities, which included the Towns of Abington, Hingham, Holbrook, Braintree, and the City of Quincy. The DPCD also cooperated on programs addressing the needs of the region's homeless through the CoC. Another example of cooperation and coordination with adjacent units of local governments is the development of the FHP. The FHP, as mentioned previously, was developed by the Fair Housing Advisory Committee of the South Shore HOME Consortium. Committee

members included Weymouth and four contiguous communities, as well as faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Weymouth also closely cooperates with the Town of Braintree on many development issues in Weymouth Landing, a village center bisected by the two communities.

Narrative

Overall, in the preparation of this Consolidated Plan, the Town consulted with many governmental and non-profit entities including, but not limited to: Town departments, state agencies, chambers of commerce, non-profit entities, churches, and more. Collectively, these entities with whom the Town consulted provided services (or may offer services) to residents involving senior services, homelessness, the disabled, victims of abuse, street improvements, water and sewer improvements, barrier removal, lead paint removal or remediation, housing rehabilitation, park and open space improvements, and more.

The Town included in this Consolidated Plan references, where appropriate, to other plans prepared by the Town, including the capital plan, the Open Space and Recreation Plan, and more. Finally, the Town fostered cooperation and coordination among public entities, including adjacent units of local government in the development of this Consolidated Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Pursuant to HUD regulations at 24 CFR 91.105, the Town encouraged citizen participation in the development of the Consolidated Plan and the identification of the priority needs of low and moderate income residents. The Town conducted a range of citizen participation activities including: hosting two citizen participation meetings, one in the evening, and one in the daytime; conducting a survey on priority needs posted on the Town's website.

The Town conducted two citizen outreach meetings (November 6 and December 12, 2019) and announced them and the online survey in legal notices published in local newspapers including either the *Weymouth News* or the *Patriot Ledger*. *The Town also conducted the required public hearing on CDBG funding process and overall planning including but not limited to five year and annual planning.*

The information on priority needs gathered at the two citizen outreach meetings and derived from the needs survey were used by the Town to identify and set goals to meet over the five year period. Such long term goals are used as the guide for annual planning that is represented by the Annual Action Plan that must be submitted for each of the five years.

Overall, the Town engaged in extensive citizen outreach efforts that included:

- Holding a citizen meeting at Town Hall on November 6, 2019;
- Holding a second citizen meeting at McCulloch Building on December 12, 2019;
- Conducting outreach to Weymouth Housing Authority to invite WHA residents;
- Promoting the citizen meetings at three multi unit residential complexes in three areas that are identified as areas of environmental justice concern (see Map 1 - Weymouth L/M Income Target Areas, Areas of Environmental Justice, and Areas of Minority Concentration. at Section SP-10, Geographic Priorities)**;
- Conducting a survey on priority needs posted on Town website; and

- Holding a public hearing on submitted proposals as part of the CDBG planning process for FY 2020-2021 on January 23, 2020.

The information below also presents an overview of outreach methods used to engage citizens in the planning process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Environmental justice areas</p>	<p>The DPCD conducted two public meetings to solicit input from citizens on priority needs in a wide array of areas including, but not limited to, public services, public infrastructure, public facilities, economic development, housing rehabilitation, and more. The meeting was advertised in the local newspaper, the Weymouth News. The first was held on November 6 but was not well attended: it has always been difficult to draw</p>	<p>No comments received except that the small number of attendees weighed in on priority needs through a series of charts made available to them at the meeting and requiring them to place dots adjacent to specified needs that residents believed were either high level needs, moderate level needs, or low level needs.</p>	<p>There were no comments received.</p>	<p>WEYMOUTH</p> <p>223</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Environmental Justice Areas</p>	<p>The DPCD conducted a second public meetings to solicit input from citizens on priority needs in a wide array of areas including, but not limited to, public services, public infrastructure, public facilities, economic development, housing rehabilitation, and more. The meeting was advertised in the local newspaper, the Weymouth News. The meeting was held on December 12, 2019 and was much better</p>	<p>No comments received except that attendees weighed in on priority needs through a series of tables made available to them at the meeting and requiring them to place dots adjacent to specified needs that residents believed were either high level needs, moderate level needs, or low level needs. There were more attendees at this second public citizen outreach meeting on</p>	<p>There were no comments received.</p>	<p>224</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Reaching residents through civic associations	The DPDCD published a notice in the local newspaper, Weymouth News, regarding to two aforementioned citizen outreach meetings at which the DPDCD gathered information from attendees on priority needs of Weymouth residents.	There were no comments as the newspaper ad was an announcement of two meetings regarding citizen outreach meetings to gather citizen input on priority needs.	There were no comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Survey on resident needs	Non-targeted/broad community	The DPCD conducted a resident survey on the needs of low and moderate income residents for housing, public services, public facility improvements, public infrastructure improvements, and barrier removal to improve access to public facilities by the disabled. The survey was posted on the Town website. Additionally, notice of the survey availability was promoted at both of the	The response to the comments is summarized in the priority needs section of this Consolidated Plan. No other "comments" were received.	Not applicable. All identified priority needs were at least summarized or noted in the priority needs section of the Consolidated Plan.	https://www.weymouth.ma.us/home/news/town-seeks-resident-input-for-five-year-community-development-block-grant-plan

Consolidated Plan

WEYMOUTH

226

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	January 23, 2020 the Town held its public hearing on the overall five year plan and specifically on funding for the FY 2020-2021. The persons who attended were as usual the entities applying for CDBG funding. No other individuals attended although the Town IDIS its due diligence in outreach including newspaper public notice and town website notice.	None received	None received so none rejected	
	Consolidated Plan			WEYMOUTH		227

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Survey on resident needs	Non-targeted/broad community	Newspaper ad published in Weymouth News providing 30 day public comment period on consolidated plan including the annual plan for the first year, with the comment period to run from March 18 to April 17, 2020.	No comments received	No comments received at all	

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town has priority needs such as for housing and non-housing community development. As for housing needs, such data is included in the Quincy Consolidated Plan, not in this Consolidated Plan.

Rental Housing Unit Rehabilitation Needs: Rehabilitation to rental housing resided in by low or moderate income residents in Weymouth: funding is provided to owners of such housing to rehabilitate units and includes funding for CHDOs that rehabilitate rental housing owned and operated by said CHDOs.

Owner Occupied Housing Unit Rehabilitation Needs: Rehabilitation to owner occupied housing units owned by low or moderate income residents. Funding is provided as zero interest, deferred payment loans for eligible rehab activities.

Homeless Needs: These include the needs for emergency Shelter; transitional housing, permanent Supportive Housing; chronically Homeless. These needs are discussed in the Quincy Consolidated Plan.

Public Service Needs: These may include senior services, services for the disabled, youth services, childcare, substance abuse related services, and more.

Public Facility Improvement Needs -Barrier & Non-Barrier Removal: These needs include projects that may or may not involve barrier removal or access for severely disabled persons (for example, installation of crosswalks that have audible pedestrian signal features, curb cuts for wheelchairs).

Public Infrastructure Needs - : These include improvements to water and sewer systems, improvements to sidewalks, drainage improvements, street improvements, barrier removal (curb cuts).

Public Housing Modernization Needs: These include improvements to any of the five public housing complexes operated by the WHA.

Special note regarding "Special (Non-Homeless)" needs: There are several special (non-homeless) needs identified by HUD including those listed below. To the extent that the Town funds an activity that meets such needs (for example, those pertaining to the frail elderly, the activity will be reflected under one of the prior applicable needs categories (such as public services).

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

For many years, the Town has used CDBG funds to make various improvements to public facilities in the Town. Such facilities have included schools, the senior center, a civic association building, and public neighborhood parks serving low and moderate income residents.

Public Facilities Overview:

There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall and other like facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.

Public facility improvements have included, and may include in the future, removal of barriers to severely disabled adults and seniors or improvements that do not involve barrier removal.

Public Facilities Improvements Using CDBG Funds

Over the past many years, the Town has used CDBG and leveraged funds, where available, to make various physical physical improvements to public facilities and parks.

Projects have included, for example, barrier removal enabling access to severely disabled adults and seniors and installation of playground equipment. Past projects have included:

- Johnson School - access improvements;
- Abigail Adams Campus of the Weymouth Middle School-access improvements;
- Fogg Library - access improvements; and
- Newell Playground- neighborhood park in low-moderate income area (e.g., barrier removal).

Other projects involving improvements to public facilities that have not involved barrier removal have included, for example, roof replacement at the ARC of South Shore.

How were these needs determined?

The need for improvements to public facilities was identified through two citizen outreach meetings and a service provider meeting (as well as through technical outreach). See PR-10 and PR-15, respectively.

Such needs were further determined through the use of a survey on needs posted on the Town's website as well as review of specific agency or organizational websites.

Describe the jurisdiction's need for Public Improvements:

The Town has for many years funded improvements to public infrastructure, including streets, water and sewer systems, drainage, and sidewalks. Such improvements are generally made on an "area basis" under HUD regulations: these low and moderate income "Target Areas" are areas in which there is a certain minimum percentage of low and moderate income residents based on data from the US Census and HUD.

For the most recent low/moderate income "Target Areas" in Weymouth, see Map 1, in Section SP-10. The most recent Target Areas are based on data from the 2011-2015 American Community Survey. According to the ACS data, the minimum percentage of residents that must be low or moderate income is 50.48%.

How were these needs determined?

The need for improvements to public infrastructure has been identified through broad service provider consultation and citizen participation efforts, described in Sections PR-10 and PR-15, respectively. Additionally, the Town conducted a needs survey during the development of this consolidated plan, as described above. The survey results indicated that improvements to sidewalks, streets, and water and sewer utilities and other infrastructure were a high priority.

Additionally, the Town relied on the DPW to further identify priorities regarding necessary public infrastructure improvements, including one relating to roads, drainage, water and sewer and more. The DPW considered factors including when particular streets were last upgraded or improved, present condition of streets and other infrastructure, and more. The DPW understands that eligibility for CDBG funds for such improvements must be based upon the meeting of a national objective under HUD regulations such as that the project serves residents in a low and moderate income Target Area, identified on Map 1 (Section SP-10 in this Consolidated Plan).

Describe the jurisdiction's need for Public Services:

The need for public services in Weymouth has continued unabated over the years and, in fact, many organizations have reported increased needs in many areas including those related to the homeless, seniors, the disabled, and more. The Town has provided CDBG funding for public services in prior years for:

- Transportation to seniors (to congregate meal sites, medical appointments, etc.);
- Workshops, courses, and programs for seniors (e.g., health related, exercise related);
- Consultation with public housing residents on supportive needs;
- Case management for the homeless.

Among the priority needs identified for the five year period covered by this Consolidated Plan are those relating to: youth programs; childcare; homeless services; health related services; the disabled; and more.

How were these needs determined?

The priority needs relating to public services were identified through the same process that the Town used for the identification of other needs (such as for public facility improvements, and public infrastructure). The identification of public service needs was made through extensive service provider consultation and citizen participation efforts. These efforts are described in Sections PR-10, and PR-15, respectively.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan constitutes a housing market analysis including topics specified under HUD regulations found at 24 CFR 91.210 such as:

- Characteristics of the Town's housing market, including the supply, demand, condition, and cost of housing and the housing stock available to serve persons with disabilities, and to serve other low-income persons with special needs, including persons with HIV/AIDS and their families;
- To the extent available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
- A description of the areas in Town with concentrations of racial/ethnic minorities and/or low-income families, stating how it defines the terms “area of low-income concentration” and “area of minority concentration” for this purpose;
- A description of the broadband needs relating to low and moderate income households including needs for broadband wiring and for connection to the broadband service;
- A description of the vulnerability of housing occupied by low- and moderate-income households to increased natural hazard risks related to climate change based on an analysis of data, findings, and methods identified by the jurisdiction;
- The identification of public housing developments and the number of the Town's housing units, condition of the units, restoration and revitalization needs, results from the Section 504 needs assessment, and the PHA's strategy for improving the management and operations;
- A description of the number and targeting (income level and type of family served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.
- Identification of facilities, housing, and services for the homeless, including a brief inventory of facilities, housing, and services to meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.
- A description, if possible, of the the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- An explanation of whether the cost of housing or incentives to develop, maintain, or improve affordable housing are affected by public policies, such as tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section of the Consolidated Plan contains data concerning: business sectors (e.g., arts, entertainment, accommodations); the labor force (e.g., numbers of unemployed persons); occupations by sector (e.g., management, business, financial); time traveled to work; education; median earnings in the past 12 months; and additional narrative.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	29	0	0	0	0
Arts, Entertainment, Accommodations	2,980	0	12	0	-12
Construction	1,579	0	6	0	-6
Education and Health Care Services	6,276	0	25	0	-25
Finance, Insurance, and Real Estate	2,730	0	11	0	-11
Information	709	0	3	0	-3
Manufacturing	1,170	0	5	0	-5
Other Services	1,083	0	4	0	-4
Professional, Scientific, Management Services	3,346	0	13	0	-13
Public Administration	0	0	0	0	0
Retail Trade	3,345	0	13	0	-13
Transportation and Warehousing	615	0	2	0	-2
Wholesale Trade	1,093	0	4	0	-4
Total	24,955	0	--	--	--

Table 64 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,850
Civilian Employed Population 16 years and over	29,080
Unemployment Rate	8.68
Unemployment Rate for Ages 16-24	26.38
Unemployment Rate for Ages 25-65	6.33

Table 65 - Labor Force

Data Source: 2011-2015 ACS

Explanation

The most current unemployment data is

Occupations by Sector		Number of People
Management, business and financial	7,180	
Farming, fisheries and forestry occupations	1,330	
Service	3,010	
Sales and office	7,415	
Construction, extraction, maintenance and repair	2,695	
Production, transportation and material moving	1,335	

Table 66 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,235	51%
30-59 Minutes	8,310	30%
60 or More Minutes	5,340	19%
Total	27,885	100%

Table 67 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	675	15	615
High school graduate (includes equivalency)	5,495	840	2,135
Some college or Associate's degree	7,825	675	1,415
Bachelor's degree or higher	9,950	450	1,165

Table 68 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	35	50	95	320	610
9th to 12th grade, no diploma	360	100	140	605	780
High school graduate, GED, or alternative	1,115	1,560	1,745	5,160	3,685
Some college, no degree	1,200	980	1,395	3,580	1,670

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	110	590	975	2,420	905
Bachelor's degree	985	2,885	2,115	3,275	835
Graduate or professional degree	15	1,050	985	1,255	850

Table 69 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,649
High school graduate (includes equivalency)	34,936
Some college or Associate's degree	46,601
Bachelor's degree	53,426
Graduate or professional degree	66,999

Table 70 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Explanation of unemployment data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, above, top employment sectors, based on the percentage of workers in the sector, made up of at least 11% of workers, include:

- Education and health care services;

- Retail trade AND professional, scientific, and management (tied for *second* place, these two sectors each make up 13% of the workers);
- Arts, entertainment, and accommodations (12%); and
- Finance, insurance, and real estate (11%).

Describe the workforce and infrastructure needs of the business community:

There are no specific workforce needs not addressed by the community and regional educational organizations. For example, there is a robust vocational training program offered at the Weymouth High School including: allied health; automotive; construction technology; cosmetology; culinary arts; drafting and design technology; early childhood education; graphic communications; information technology; and metal fabrication.

There is also a county vocational and agricultural school. Numerous schools in the Boston area offer a full spectrum of educational options. Labor union organizations provide apprentice training opportunities in their respective fields.

As for the needs relating to infrastructure, including water and sewer systems, and streets, the Town's DPW is responsible for providing essential public works infrastructure support for the Town citizens including engineering design, construction, maintenance and repair of streets, sidewalks, sewer, water and storm drainage systems, surveying and mapping, maintenance and repair of vehicles and equipment, maintenance of parks, cemeteries, athletic fields, beaches, public buildings and off-street parking facilities, public refuse collection and disposal, snow plowing and ice control, administration of construction contracts, review of subdivision projects; inspection of construction projects and the operation of the Water Treatment Plants and Wastewater Pumping Stations.

One area that is in need of improvements is the road system. This would include maintenance and paving of streets as well as improvements to intersections such as installation of traffic signals.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

One major development is Union Point, a 1,400-acre Smart Growth development at the site of the former South Weymouth Naval Air Station. The Master Plan for Union Point includes 4,000 residential units, 10 million square feet of commercial space, 1,000 acres of open space, and 50 miles of hiking and biking trails. The local governmental agency that oversees Union Point is the SouthField Redevelopment Authority (SRA)

The SRA was originally created as the Tri-Town Development Corporation in 1998 but was reconstituted by the Massachusetts legislature in 2014 to reinforce municipal control over land-use and development decisions affecting each of the three host communities: Abington, Rockland, and Weymouth.

CDBG funds will not be used for the development of Southfield.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The business mix at Southfield is expected to mirror that of the Boston Metropolitan Area. Therefore, there are no special workforce skill training needs that have been identified.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training is evaluated and administered on a regional level. These efforts focus on the needs of the South Shore and Boston Metropolitan employers. The community's needs are included in the mix and therefore address any objectives. Briefly, Weymouth's interests in workforce training are incorporated into the efforts to address workforce training undertaken by MassHire South Shore Workforce. MassHire creates connections with local businesses, educational institutions and community partners to help align strategic, market driven, workforce goals and initiatives to support the 22 cities and towns in the region, which includes Weymouth.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The most recent CEDS is the 2015-2020 strategy, in which the Town participates. Among the initiatives being undertaken are efforts to protect coastal residents (through several state grants to help construct and improve sea walls); rezoning portions of the Town to encourage housing density along public transportation routes and near MBTA stations. These efforts are within the stated goals of the CEDS.

Other plans that address the Town's economic development include:

2. The Master Plan - A comprehensive blueprint for future growth and development in the Town of Weymouth. The current Town Master Plan was completed in April 2001 with technical assistance from the Cecil Group of Boston. It contains an overview of the public process used to develop the plan, a description of the community's goals and objectives related to future growth, and a matrix of actions to help achieve those outcomes.
3. The Housing Development Plan (2018-2022) - The HPP was prepared to help the Town better meet local market-rate and affordable housing needs, and to work towards achieving the Chapter 40B 10% statutory minimum for units. The town realizes that a diverse housing stock is key to economic stability and growth. The Town works with a diverse group of organizations and departments to develop or preserve affordable housing, deliver services, and more. For example, the Town works with Housing Solutions of Southeastern Massachusetts, a regional affordable housing nonprofit, that includes among its mission assisting low and moderate income households to secure affordable housing as a foundation for economic stability and wellbeing. Also, the Town works with the South Shore Chamber of Commerce, South Shore Hospital, and other large employers to increase workforce housing to make the area attractive for economic development and to meet the needs of local businesses and increase access to transit.
4. The Economic Development Self Assessment (EDSAT) Tool - A tool developed by the Dukakis Center at Northeastern University that enables public officials to assess jurisdictional strengths and weaknesses in order to plan for viable long term economic growth. Among the strengths identified through the EDSAT tool were: an abundance of available vacant land; good public transit and parking; low crime rate; overall physical attractiveness; and useful and regularly maintained website. Among the Town's weaknesses identified through the EDSAT tool regarding economic development were: the time required for permit approval (between submittal and approval); the need to devise a "vigorous economic development strategy and industrial attraction policy; the need to engage resident firms and local business organizations in marketing the town; the website (e.g., the look of it should be updated and placing the "economic development portal more prominently."

5. The Open Space and Recreation Plan- This OSRP, developed in 2013, is currently being updated. The OSRP provides decision-makers and the public with a review and analysis of the Town's open space, conservation, and recreation needs and establishes a seven year plan to maintain facilities, improve recreational resources and acquire and protect open space and recreation properties. This plan will be used in conjunction with other town documents including, but not limited to, the CDBG Five Year Consolidated Plan. The Town must consider environmental concerns when addressing growth, human needs, economic development, and more. "Development must be allowed to continue, to provide housing, create and expand businesses opportunities; but the growth of our economy must be compatible with existing natural resources."

Discussion

Overall, this section discusses business sectors in Weymouth, the labor force, occupations by sector and more. Major employment sectors in Weymouth include education and health care services; arts, entertainment, and accommodations; and others. The largest development project on the South Shore is the reuse of the former South Weymouth Naval Air Station, with 1,400 acres located in South Weymouth, Rockland, and Abington. The project includes residential units, retail and office space, and open space and conservation areas.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau, known as Comprehensive Housing Affordability Strategy (CHAS) data. The data show the extent of housing problems and housing needs, particularly for low income households.

A household that has one or more of four problems below is considered to have a housing problem:

6. Housing lacking complete kitchen facilities
7. Housing lacking complete plumbing facilities
8. Housing units that are overcrowded (meaning that there is more than one person per room, while severe overcrowding is when there is more than 1.5 persons per room)
9. Cost burden or severe cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income; or monthly housing costs (including utilities) exceeding 50% of monthly income, respectively.

According to the South Shore HOME Consortium Regional Fair Housing Plan (2015-2019), 24 to 25 percent of all households in the Town of Weymouth (and in the City of Quincy, and the Towns of Braintree and Holbrook) are identified as cost-burdened (the exception is the Town of Milton).

Within the South Shore HOME Consortium communities (Braintree, Holbrook, Milton, Quincy, and Weymouth), there census tracts with some of the largest concentrations of severely cost burdened households, defined as paying 50% or more of their income on housing.

By severe cost burden, Weymouth Census Tracts range from 20% \pm 8% to 8% \pm 4%. The census tracts with the highest share of severely cost burdened households are Tract 422501 (20% \pm 8%), Tract 422700 (17% \pm 6%), and Tract 422502 (17% \pm 6%).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Town defines "concentration," for the purposes of this section as Census Tracts that contain at least 25% minority populations. There are two such Census Tracts and Blocks in the Town:

- (1) 4223.23 with 35.2% minorities

(2) 4225.12 with 25.70% minorities

There is no ready information as to concentrations of low income families in the Town. However, as for households in poverty, according to ACS 2011-2015 data, the Town has a total 3756 persons living below the poverty level, or 7% of the population.

Another definition of the term "concentration," addressing whether there are areas "where racial or ethnic minorities or low income families or concentrated," the term "concentration" is defined based on HUD's census tract-based definition of the racially/ethnically-concentrated areas of poverty (R/ECAPs). The Census Tract must have a non-white population of 50 percent or more (i.e., non- Hispanic whites must be in the minority) and must meet a poverty threshold showing that it has the lower of 40 percent or more of the population living at or below the poverty line or a poverty rate that is three times the average tract rate, weighted by population, for the metro area/region. None of the Census Tracts in the Town meet the RCAP threshold and, in fact, out of 1,455 census tracts in the Commonwealth, 68 meet RCAP thresholds.

What are the characteristics of the market in these areas/neighborhoods?

As for the two Census Tracts that contain at least 25% minority populations (4223.23 with 35.2% minorities, and 4225.12 with 25.70% minorities), the areas can be described as follows.

For Census Tract/Block 4223.23:

This tract is dominated by three large and well established multi-family apartment complexes which almost exclusively drive the demographics of the area. Residents here have excellent access to Route 3, the primary north/south artery of the south shore and are in close proximity to the Town's largest office park. These residential developments all back up to Bradford Torrey Bird Sanctuary, a 90 acre wildlife preserve with 2.5 miles of walking trails.

CT 4225, Block 12:

This tract is dominated by several multi-family apartment complexes including Queen Anne's Gate and Colonel Lovell's Gate. The tract is bisected by Pleasant Street and bordered by Washington Street (Route 53), a substantial commercial corridor providing a range of shopping opportunities. Although each residential development contains a significant amount of unimproved open space, very few formal recreation areas exist in the immediate area. There is large undeveloped tract of private property bordering the residential developments that may be developed in the future. The Town should

encourage any future development of that land to include opportunities for both passive and active recreation.

For Census Tract/Block 4225.12,

Are there any community assets in these areas/neighborhoods?

See above for community assets in the two respective areas or neighborhoods.

Are there other strategic opportunities in any of these areas?

See above for strategic opportunities in the two respective areas or neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Federal Communications Commission states in its Eighth Broadband Progress Report that the nation has made substantial progress expending high speed internet in recent year. However, there are still further reforms that are needed to meet new requirements by the FCC before broadband is available to "approximately 19 million Americans who still lack access."

Residents of the Town of Weymouth do not lack access to high speed internet (Weymouth is served by Comcast through a 10-year agreement entered into prior to the tenure of Weymouth's Mayor Hedlund). In Weymouth, "100.00% of the population has access to Broadband Internet and the average home download speed is 9.80566 Mbps. 0.00% of the population does not have access to wired broadband" (Internet Access." <https://geoisp.com/us/ma/weymouth/>).

Despite that there is no lack of access to services in Weymouth, there is a lack of competition in the provision of such services to Weymouth's residents. To address the lack of competition, Mayor Robert Hedlund has entered into discussions with Mayor Koch (Quincy) to collaborate on improving broadband offerings for approximately 150,000 residents spanning both municipalities.

The Town consulted with several entities including Town departments regarding access to broadband including the School Department, the Library, and Comcast. These consultation efforts are included in Section - PR-10, Consultation, in this Consolidated Plan.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As stated above, one option for increasing competition may be to have a public option to address the fact that there is no alternative to private providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Town has planned for climate change and increasing Town resilience to associated risks by conducting a comprehensive vulnerability assessment funded through the MA Municipal Vulnerability Preparedness (MVP) Program. The program assists municipalities with assessing and developing resiliency plans.

During the MVP planning process, the Town used the state mandated "Community Resilience Building Workshop Framework" to guide development of action-oriented plans to help communities adapt to extreme weather and natural and climate related hazards.

The Town, through a hired consultant, conducted a Community Resilience Building Workshop on February 8, 2018. that was preceded by an interview of stakeholders (e.g., Town staff, board and commission members and representatives of environmental organizations) to understand community needs. The consultant invited stakeholders such as elected officials, municipal staff, business entities, and more to the workshop.

At the workshop, the consultant identified hazards derived through sources like FIRM Analysis, the Hazard Mitigation Plan, the Open Space and Recreation Plan. Participants identified community assets and vulnerabilities and then specified and prioritized "resilience actions" in areas such as sea walls, storm water, and communication.

Findings were presented to the public at a listening session on June 7, 2018. The top four hazards identified in the final report included:

- Coastal flooding and sea level rise;
- Extreme storms;
- Extreme temperatures;
- Draught.

The DPCD was involved in consultation relative to hazard motivation. Consultation efforts are covered in Section - PR-10, Consultation, in this Consolidated Plan.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is no ready data on the risks particular to housing occupied by low and moderate income persons in relationship to natural hazards due to climate change. If such data becomes available at a later time, the Town will include it in future AAPs or Consolidated Plans if required.

Despite the aforementioned lack of data related to climate change hazards and their impact on low and moderate income households, there is information on the impact on housing in general that is due to flooding. For example, the Town was able to obtain a grant to elevate six homes that were in an area threatened by flooding along Fort Point Road. Such houses experienced severe flooding during the storms in early 2018.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

HUD regulations at 24 CFR 91.215 require that the Consolidated Plan include a "strategic plan" section identifying priority needs to be met through CDBG funding (and available leveraged funds) during the five year period, and summarizing the institutional structure through which the Town will carry out its housing, homeless, and community development initiatives.

The strategic plan must also summarize how the Town will enhance coordination among the CoC, private and assisted housing providers, and public and private public health, mental health, and service agencies.

The Town's strategy is to meet the goals described in SP-45 of this Consolidated Plan geared towards priority needs in Section 25. Priority needs were identified through service provider consultation and citizen participation (see Sections PR-10 and PR-15, respectively).

An example of how goals are based on needs, consider that the goal of ensuring access by low and moderate income residence to a variety of public services is based on the numerous priority needs for such services among seniors, the disabled, the homeless, youth, children, and more. Likewise, the goal of improving public infrastructure is based on the priority need for water and sewer upgrades, sidewalk installation, curb cuts, street improvements, and more.

The Town funds activities that serve residents town wide (for example, social services for seniors who may reside anywhere in town, and housing rehabilitation loans for income eligible residents wherever they may live in Town). Also, the Town funds infrastructure improvement projects that often benefit residents on an area basis (i.e., in an area where there is a certain minimum percentage of low or moderate income residents). Such low and moderate income areas where funds may be directed are called Target Areas. See Map 1 at SP-10.

Regarding goals relative to providing affordable housing for families by income categories, the Town pledges that it will assist 35 extremely low income families, 30 low income, and 25 moderate income families with affordable housing.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 71 - Geographic Priority Areas

General Allocation Priorities

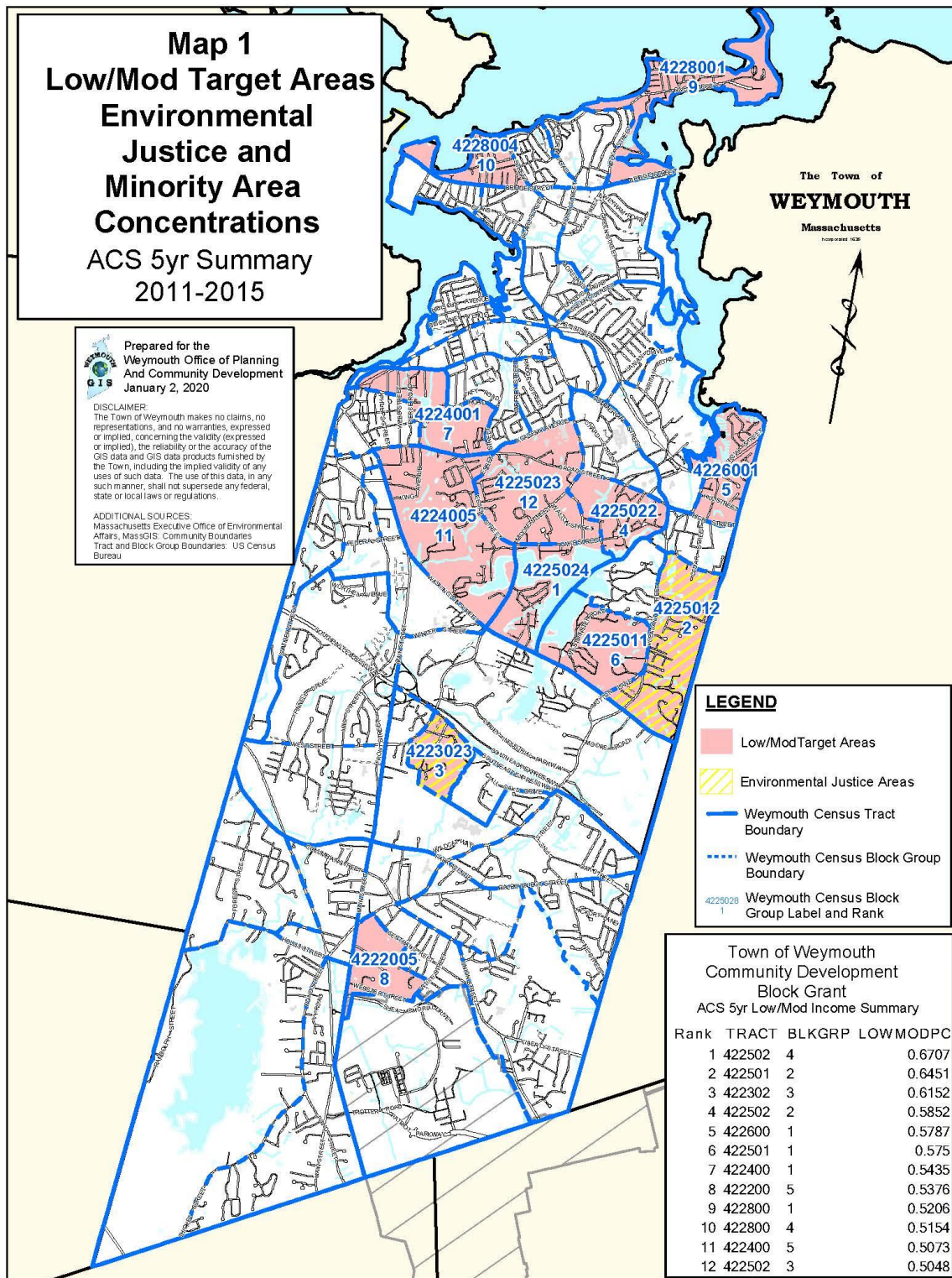
Describe the basis for allocating investments geographically within the state

Based on HUD analysis of the ACS five year data (FY 2011-2015), there are twelve identified Census Tract/Block Groups that are low/moderate income "Target Areas," where CDBG funding may be used to support activities on an "area basis" (24 CFR 208(a)(1)).

The population of each area must be made up of a certain minimum percentage of the low and moderate income persons (at least 50.48%). The twelve areas are ranked from one to twelve (or lowest to highest percentage of low and moderate income persons). See Map 1 (Target Areas and Areas of Environmental Justice Concern).

The Town does require the geographical allocation of CDBG funds, rather the Town, as per HUD regulations, requires that each activity to be funded be "eligible" and meet a national objective. The Town has no policy dictating the geographic allocation of funds or the allocation of funds in one particular Census Tract/Block over another.

Instead, the Town directs its block grant and leveraged funding towards meeting myriad priority needs anywhere in the Town.



Map 1

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Services for Seniors Services for the Homeless Other Low Mod Income Grant Planning and Administration

	<p>Description</p> <p>The Town will use CDBG funds and available leveraged funds to support public services for many populations of low and moderate income residents, including seniors, children, homeless persons, and possibly other low and moderate income populations (for example, funding may be provided to support victims of domestic violence during the five year period).</p> <p><u>Overview of Needs:</u></p> <p><i>Seniors</i></p> <p>The needs of the elderly, and frail elderly (those unable to perform 'three activities of daily living' like eating, bathing, [HUD]), are significant. According to the 2011-2013 three-year American Community Survey (ACS), 16.1% (8828) of Town's residents are age 65 or above. Six percent of residents 65 or older lived "below the poverty level" in the "past 12 months" (ACS data was collected from January 1, 2011 to December 31, 2013). Needs include, but are not limited to, those relating to transportation, and courses, programs, and workshops pertaining to fitness, healthcare, independence, and more.</p> <p><i>Children</i></p> <p>The needs of children, as defined by HUD through its Matrix Code (ages 12 and under), are priority needs in Weymouth. The closes figure available from the 2011-2013 three-year American Community Survey (ACS), is the figure for children for all children ages 14 and under. The total number of children 14 and under residing in Weymouth is 8850, representing 16% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), childcare, and more.</p> <p><i>Homeless Persons/Families</i></p> <p>Homeless services are priority needs in Weymouth. The needs of the homeless are generally addressed regionally using McKinney-Vento funds through the Quincy/Weymouth Continuum of Care (QW CoC), under the City of Quincy as the lead jurisdiction. Identified priority needs for the homeless include case management addressing issues related to disabilities, employment, permanent housing, crisis intervention; housing search assistance, education, job training; substance abuse and mental health counseling, and medical care coordination. Other priority needs include: supportive non-housing services, transportation for the homeless in overflow hotels, and childcare for children of the homeless residing in motels.</p> <p><i>Severely Disabled Adults</i></p> <p>Serving disabled residents in Weymouth is a priority need. Of Weymouth's 54,442 civilian non-institutionalized persons, 43,189 are adults, of which 14% (or 6067) are disabled. There is a priority need for many services for such disabled persons. In addition to public services, barrier removal is a priority need (addressed under a separate need category: Barrier Removal). Among the disabled population, there</p>
--	---

	Basis for Relative Priority	The priority needs for the many populations of low and moderate income residents were identified through consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively. Among the persons requiring enhanced or new public services are the homeless, severely disabled adults, youth, children, seniors, and others.
2	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure Improvements Grant Planning and Administration

	Description	<p>Making improvements to public infrastructure throughout Weymouth is considered to be a priority need. Such needed improvements include sidewalk improvements, and improvements to streets and water and sewer infrastructure.</p> <p><u>Overview of Needs:</u></p> <p>Throughout the Town there are many streets and flood and drainage systems that are in substandard condition and need improvements. Over the past many years, such improvements have been accomplished with the assistance of CDBG funds. Typically, these improvements are made to streets and to flood and drainage systems located in low and moderate income Target Areas based on the most current decennial US Census.</p> <p>Under the most recent US Census (2010), there are eleven low and moderate income Target Areas in the Town: each has a minimum percentage of low and moderate income residents (42.95%). It is this threshold of low and moderate income residents that enables eligible activities like street improvements to be meet the national objective of benefiting low and moderate income residents on an area basis. Some of the street improvement projects completed over the years include: Idlewell; Echo Avenue; Broad and Washington Streets; and White Street. The Town continues to view improvements to streets as a priority need in Weymouth.</p> <p>Just as street improvements have been identified as priority needs in Weymouth, so have improvements to water and sewer systems. Water and sewer improvements are necessary to address aging and substandard conditions in order to enhance the living environment of low and moderate income residents. As is the case with street improvements, improvements to water and sewer systems have been made over the years in Weymouth on a low and moderate income area basis in Target Areas.</p> <p>Both the need for street improvements and for flood and drainage system improvements have been identified as priority needs in Weymouth.</p>
	Basis for Relative Priority	The Town has identified many priority needs relative to public infrastructure including improvements to streets and to flood and drainage systems in low and moderate income Target Areas. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
	3 Priority Need Name	Public Facility Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facility Improvements Grant Planning and Administration
	Description	<p>The Town recognizes improvements to public facilities as a priority need in Weymouth. According to HUD's Matrix Code definitions, public facilities include, but are not limited to: senior, handicapped, youth, or neighborhood centers; shelters for the homeless; and child care centers. Some projects, but not all, involve removal of architectural barriers to seniors and severely disabled adults.</p> <p><u>Overview of Needs:</u></p> <p>The Town recognizes the need to make eligible improvements to public facilities in the Town including, but not limited to, improvements involving removal of architectural barriers to seniors and to severely disabled adults in public facilities. Public facilities include: schools and municipal and other public buildings, including accessible parking; sidewalks; parks and other recreation venues; and waterfronts and beaches.</p> <p>The Town uses CDBG funds to leverage other funds for various public facility improvements in Town.</p>

	Basis for Relative Priority	This priority need was identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
4	Priority Need Name	Rehab of Owner Occupied Residential Units
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rehab of Owner Occupied LMI Residential Units Housing Program Admin- HC and Consultant
	Description	The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. The Town may use CDBG funds to provide zero-interest, deferred loan program for income eligible homeowners in multi unit or single family structures to be used to rehabilitate or improve such residential units. Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.

	Basis for Relative Priority	There is a need to sustain the stock (and increase stock) of affordable housing in Weymouth of all types including owner occupied housing units and renter occupied housing units. Such units include single family and multi family units. One way that the Town helps to sustain affordable housing stock is to provide CDBG funds as a zero interest loan for the rehabilitation of such units that are owner occupied or as a grant to CHDOs for maintenance of affordable residential units resided in by low or moderate income residents owned and operated by the CHDOs.
5	Priority Need Name	Rehab of Renter Occupied Residential Units
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rehab of Renter Occupied LMI Residential Units Housing Program Admin- HC and Consultant
	Description	The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. The Town may use CDBG funds to provide zero-interest, deferred loan program for owners of units rented to low and moderate income residents or grants to organizations like CHDOs that own and operate residential rental units resided in by low and moderate income residents. Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.

	Basis for Relative Priority	There is a need to sustain the stock (and increase stock) of affordable housing in Weymouth of all types including owner occupied housing units and renter occupied housing units. Such units include single family and multi family units. One way that the Town helps to sustain affordable housing stock is to provide CDBG funds as a zero interest loan for the rehabilitation of such units that are owner occupied or renter occupied by low and moderate income persons or as a grant to CHDOs for maintenance of affordable residential units resided in by low or moderate income residents owned and operated by the CHDOs.
6	Priority Need Name	Public Housing Modernization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Grant Planning and Administration Public Housing Modernization

Description	<p>The WHA owns/operates five public housing complexes in Weymouth serving elders and the disabled, and families. There continues to be a priority need for modernization of such complexes.</p> <p><u>Overview of Needs:</u></p> <p>Weymouth's five public housing complexes, operated by the WHA, requires modernization. Over the years, the Town has utilized CDBG funds to make improvements to public housing. Past projects have included: replacement of siding at Pleasantville (federally owned, family housing); window replacement at J. Crehan (state owned, senior and disabled housing); and roof replacement at the WHA administrative building (serving all public housing residents). Improvements to the Town's public housing stock continues to be a priority need in Weymouth.</p>
Basis for Relative Priority	<p>There is an ongoing priority need to make public housing modernization improvements in Weymouth. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.</p>

Narrative (Optional)

Priority Needs

This section of the Consolidated Plan identifies nine categories of priority needs (above). Priority needs must serve goals relating to the Town's low and moderate income population. Needs must serve goals described in Section SP-45 of this Consolidated Plan. The priority need categories include:

10. Public services for a many populations including seniors, youth/children, severely disabled adults, homeless persons/families, other low/mod income persons;
11. Public infrastructure needs including improvements to streets and flood and drainage systems;
12. Public facility improvements (not including barrier removal, covered in a separate need category);
13. Public Facility Improvements (barrier removal);
14. Single Family Housing Rehab - income qualified renters;
15. Multi-Family Housing Rehab - income qualified renters;
16. Single Family Housing Rehab - income qualified owners;
17. Multi-Family Housing Rehab - income qualified owners;
18. Public Housing Modernization.

All priority needs have been identified through the public consultation and citizen outreach processes, described in PR-10 and PR-15, respectively. As always the demand for funding in each priority need category is typically greater than available block grant funding. Therefore, the Town cannot guarantee

that it will meet all stated goals as funding limits and the lack of control as to which non-profit agencies or governmental departments apply for funds in a given year will impact whether goals can be fully achieved. Therefore, the Town is conservative in identifying the number of accomplishments to be achieved in each priority need category. The Town aims to address an array of needs in numerous need categories and to require the use of leveraged funds where available.

Relationship of Priority Needs to Five Year and Annual Goals

Not only must the Consolidated Plan identify *priority needs*, specified above, but it must also identify the both five year and one goals for meeting priority needs. The five year goals are summarized in Section SP-45 of this Consolidated Plan.

The annual goals must be consistent with the Strategic Plan that governs the five year planning process.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section of the Consolidated Plan identifies the expected resources that will enable the Town to make progress towards meeting priority needs and achieving stated goals.

The anticipated resources include CDBG funds, HOME funds (a percentage of the overall HOME allocation to the City of Quincy, the lead jurisdiction of the HOME Consortium), and CDBG program income. It should be noted that the ANTICIPATED resources are just this: the Town cannot predict actual CDBG or HOME funds to be awarded, nor can it predict program income.

The figures below for CDBG for the first fiscal year (FY 2020-2021) reflect the ACTUAL award that the Town will receive from HUD as the Town was informed of the actual amount prior to the initiation of the 30 day review process that will start on March 18, 2020. The funds estimated from HUD's CDBG program for the remaining five year period reflect level funding with FY 2020-2021.

HOME fund estimates are based on the total allocation to the Town for FY 2015-2019, divided by five. The program income figure is likewise based on the sum of the program income earnings for the same five year period, divided by five.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	712,833	15,000	284,354	1,012,187	2,851,332	Expected HUD allocations and program income for the five year period based on 50% reduction each year over prior year.
Other	public - federal	Acquisition Housing	149,570	0	0	149,570	598,283	These funds are HOME Investment Partnership funds provided as a percentage of the overall HOME allocation to the City of Quincy as the lead jurisdiction of the South Shore HOME Consortium. These funds are NOT reflected in Weymouth's Annual Action Plan, CAPER, or Five Year Consolidated Plan as Quincy covers all HOME related funding issues, activities, and financial information in its own AAP, CAPER, and Consolidated Plan. Nonetheless, HOME funds must still be identified as having an impact on meeting the needs of Weymouth residents relating to housing.

Table 73 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town continues to urge that funding applicants (e.g., non-profits; government agencies) seeking CDBG funding supplement the requested funds with funds from other sources, where available, such as state or local funds, private funding, etc.

While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town frequently funds infrastructure improvements, like water and sewer improvements, in low and moderate income Target Areas in Weymouth. Funds from the DPW Water Enterprise Funds may be available to supplement CDBG funds.

Likewise, if public service activities are funded through CDBG, sometimes the departments or non-profit agencies receiving such funds have other funds that may also be used to support such activities, such as from the state or from the local general fund.

Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

Discussion

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2020 - 2021. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Weymouth	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Father Bill's/Mainspring	Non-profit organizations	Homelessness	Region
NeighborWorks Housing Solutions	CHDO	Ownership Rental public services	Region
QUINCY COMMUNITY ACTION PROGRAM, INC	CHDO	Ownership Rental public services	Region
South Shore Elder Services, Inc	Non-profit organizations	public services	Region
Weymouth Housing Authority	PHA	Planning Public Housing public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Quincy Department of Planning & Community Development	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the institutional delivery system include cooperation, early identification of needs, training, and monitoring, while the central gap in the system is limited funding. However, the Town addresses funding shortages through the hiring of a grant writer and the requirement that sub-recipients use leveraged funds, where available, to ensure funding of activities and projects to meet priority needs in Weymouth.

STRENGTHS

Cooperation

The Town enhances cooperation among service providers. For example, if a Town department receives a request for services it does not offer (e.g., a ride to a medical appointment from the Fire Department), the department refers the call to the appropriate entity (e.g., the Dept. of Elder Services). By promoting cooperation, the Town can eliminate service gaps.

Early Identification of Needs

Training

The Town conducts training for existing and perspective sub-recipients. For example, during the annual RFP process for CDBG funding, the Town meets individually with funding applicants during "technical workshops" to highlight community needs and to determine whether the proposed activity meets such needs.

Monitoring

The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with HUD regulations and with the provisions of the agreement that sub-recipients execute with the Town. Failure to deliver services in accordance with the agreement and/or with HUD regulations would create a gap in the institutional structure that, to work effectively, requires seamless cooperation among many providers.

GAPS

Shortage of Public Funds

Governments at all levels (e.g., state, local) struggle to meet many demands with limited resources. While a government may reduce what it expends, doing so may compromise services. Governments may also, occasionally, locate additional funding sources. To this end, the Town hired a professional grant writer as a full time employee, responsible for securing funds for all Town departments. In addition to hiring a grant writer, the Town requires that CDBG sub-recipients utilize available leveraged funds for carrying out CDBG activities or programs. The grant writer position and the use of leveraged funds are described below.

- Grant Writer

The Town hired a grant writer to seek and obtain funds for all Town departments to enhance service delivery. The grant writer has been very successful in securing funds for the Town (e.g., \$200,000 from the Our Common Backyards state grant program to renovate area parks; \$9,800 in state Recreational Angler Public Access Improvements funds to install LED lighting a Weymouth's public boat launch).

- Leveraging Funds

The Town requires that funding applicants leverage federal with non-federal dollars if available. Any leveraged funds must be included in submitted budgets along with CDBG proposals. In addition, the Town includes leveraged amounts in IDIS when during reporting on the specific CDBG activities. Once entered into IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education			
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS		X	X
Life Skills			
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 75 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are services available in Weymouth or surrounding areas available to all residents, as well as services for the homeless.

MAINSTREAM SERVICES

Most services available in Weymouth are not specifically targeted to the homeless but may be available to the homeless as well (e.g., health care services and free or low cost day care). The Town operates the Wey-Care Before and After School Program at public primary and secondary schools and public funds including but not limited to CDBG funds may be used to assist with day care costs for families including the homeless that cannot afford daycare. For example, for several years, the Town used CDBG funds to assist income eligible persons with paying for daycare and such funds may have benefited homeless persons.

There are many other mainstream services such as health care that may not be targeted to homeless populations or persons with HIV but that are available to such persons. For example, the Town's own health services are available to homeless persons (e.g., the immunization program providing flu shots). Some providers, like Manet Community Health Center, a 501(c)(3) non-profit Federally Qualified Health Center that provides care regardless of insurance coverage status. Other services, which are not specifically tailored to the homeless or persons with HIV, include vocational training for severely disabled adults offered the ARC of the South Shore, and job skill training for income eligible persons in general, provided by QCAP.

SERVICES FOR THE HOMELESS AND PERSONS WITH HIV

In addition to mainstream services that are available as discussed above, there are some services that are tailored to residents who have HIV. For example, Weymouth residents may obtain testing for HIV status through the Manet Community Health Center. Also, the Town allocates funds to FBMS to enable the agency to offer transitional beds to 200 unduplicated persons annually.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

This section describes strengths and gaps in the delivery system for special needs populations (e.g., elderly/frail elderly; the disabled; and PHA residents) and the homeless.

STRENGTHS

The strengths in the service delivery system described apply equally to the delivery system for special needs and homeless persons. They include: fostering cooperation; identifying needs early; and monitoring. One such strength, the early identification of needs, has *specific* relevance to the homeless.

GAPS

The most significant gap in the delivery system has already been identified: a shortage of funding. Funding deficiencies impact all programs and services provided by the Town including, but not limited to, homeless service programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Town helps to reduce the likelihood of gaps in the institutional structure and delivery system in several ways. One way is to emphasize the *strengths* in the service delivery system: fostering cooperation, identifying needs early; providing training to sub-recipients and perspective sub-recipients, and conducting monitoring. The most significant gap in the institutional structure, already identified in

this section of the Consolidated Plan, is the shortage of public funding to address needs. As previously discussed, the Town has taken two major steps to overcome this gap:

19. Grant Writer - the Town hired a grant writer to secure funds for all Town departments.
20. Leveraging Funds - the CDBG programs requires leveraging of federal with non-federal dollars where such funds are available.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Grant Planning and Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility Improvements Public Housing Modernization Public Infrastructure Improvements Public Services	CDBG: \$712,000	Other: 1 Other
2	Services for Seniors	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$74,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Services for the Homeless	2020	2024	Homeless		Public Services	CDBG: \$95,000	Homeless Person Overnight Shelter: 1000 Persons Assisted
4	Other Low Mod Income	2020	2024	Non-Housing Community Development		Public Services	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit: 18 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facility Improvements	2020	2024	Non-Housing Community Development		Public Facility Improvements	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
8	Rehab of Owner Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Owner Occupied Residential Units	CDBG: \$1,291,666	Homeowner Housing Rehabilitated: 50 Household Housing Unit
9	Rehab of Renter Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units	CDBG: \$633,333	Rental units rehabilitated: 40 Household Housing Unit
10	Public Housing Modernization	2020	2024	Public Housing		Public Housing Modernization	CDBG: \$50,000	Other: 1 Other
11	Housing Program Admin- HC and Consultant	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$186,000	Other: 1 Other

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	Grant Planning and Administration
	Goal Description	This goal relates to the general planning and grant management associated with the CDBG program.
2	Goal Name	Services for Seniors
	Goal Description	<p><u>Services for Seniors</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>A key goal in Weymouth is to provide and support the provision of services for seniors. For many years, the Town has funded in part two positions in the Department of Elder Services that provide direct services to senior residents in Weymouth. While BOTH positions could have been FULLY FUNDED by CDBG (given that 100% of the time of each staff member is spent offering eligible activities to seniors), there has never been adequate funds to fully fund the two positions.</p> <p>The two positions are: the volunteer coordinator position that oversees 50 different cultural, education, social, and physical education related programs for the benefit of senior citizens; and the transportation coordinator position that offers transportation for seniors to and from many sites including aggregate meal sites, medical appointments, shopping and more.</p> <p>According to ACS 2011-2015 data for the Town, 16.9% (9346) of Town's residents are age 65 or above. According to the same data source, 96% of the population of residents age 65 or over, 96% are White, and 61.4% are female, and 31% have a disability.</p> <p>It is estimated that over the five year period from 2020-2024 the Town will serve 5000 seniors through the aforementioned CDBG supported activities.</p>

3	Goal Name	Services for the Homeless
	Goal Description	<p><u>Services for Homeless Persons/Families</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>A key goal in the Town is to support efforts to serve homeless persons from Weymouth. The needs of the homeless are generally addressed regionally using McKinney-Vento funds through the Quincy/Weymouth Continuum of Care (QW CoC), under the City of Quincy as the lead jurisdiction. Identified priority needs for the homeless include case management addressing issues related to disabilities, employment, permanent housing, crisis intervention; housing search assistance, education, job training; substance abuse and mental health counseling, and medical care coordination. Other priority needs include: supportive non-housing services, transportation for the homeless in overflow hotels, and childcare for children of the homeless residing in motels.</p> <p>The Town estimates that it will serve approximately 1000 homeless persons, enabling homeless prevention, through case management over the five year period of time covered by this Consolidated Plan.</p>

4	Goal Name	Other Low Mod Income
	Goal Description	<p>Other Low Mod Income Activities</p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>The Town aims to meet as many of the priority needs of the Town's low and moderate income residents as possible in an effective and efficient manner. Sometimes particular needs do not fall in the categories already described (for example, they are not related to seniors, to the homeless, or to street or other infrastructure issues). A particular need may relate to low and moderate income residents not readily categorized already (such as providing mental health counseling or serving meals to homebound severely disabled adults under age 60, or supporting food banks in their mission to ensure that needy persons do not go hungry).</p> <p>The Town reserves this goal to address such needs not included in other goal categories in this section of the Consolidated Plan.</p>
5	Goal Name	Public Facility Improvements
	Goal Description	<p><u>Public Facility Improvements</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>One substantial goal of the Town is to make eligible improvements to public facilities including but not limited to those involving removal of architectural barriers to access by severely disabled adults and seniors in public facilities in the Town.</p>

7	Goal Name	Public Infrastructure Improvements
---	-----------	------------------------------------

	Goal Description	<p><u>Public Infrastructure Improvements</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>One of the chief goals in Weymouth is to improve streets and flood and drainage systems in low and moderate income Target Areas as identified through five year ACS data from the US Census reviewed and approved by HUD. In each Target Area at least 50.5% of the residents are low and moderate income. See Map 1 in Section SP-10.</p> <p>During this five year period, the Town will undertake five public infrastructure improvement projects that may include street improvements but also sidewalks, water and sewer systems, or drainage and flooding.</p> <p>The Town does not know in advance of the Consolidated Plan submittal or even until the actual proposals for funding for a particular fiscal year are submitted, which streets will be proposed by the DPW for improvements using CDBG and, if available, other funding. Therefore, the Town cannot predict how many low and moderate income residents will benefit from such improvements.</p> <p>The DPW relies on its own selection criteria to determine which streets will be improved. Factors considered may include, but are not limited to conditions of the road, when improvements were last made, other streets with competing needs, citizen input or complaints. In general, the Town has used CDBG funds to improve private ways in the Town in low and moderate income areas where such roads are in substandard condition. Once street conditions are reviewed and the service area is evaluated, DPW proposes a project for CDBG funding. Typically, after such street improvements are made, the Town will request the Town Council, through the Mayor, to accept the improved private way as a public way, making such a private way eligible for Chapter 90 funds in the future.</p> <p>There are 142 miles of public (Town-owned) ways, 30.76 miles of private ways, and 11.6 miles of state-owned ways. The total number of miles of ways in Weymouth is 184.36. The Town may use Massachusetts Chapter 90 highway improvement funds to maintain and improve <i>public</i> ways but may not <i>private</i> ways. Over the years, the Town has used CDBG and other available funds to improve private ways in Target Areas.</p> <p>The Town has conservatively estimated three public facility improvements to be made to include possible three streets or sidewalks along a street plus two street improvement projects.</p>
--	-------------------------	--

8	Goal Name	Rehab of Owner Occupied LMI Residential Units
	Goal Description	<p><u>Rehab of Owner Occupied LMI Residential Units</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>An important goal is to sustain the existing stock of affordable housing through provision of zero-interest, deferred loans for income eligible homeowners in multi unit or single family structures to be used to rehabilitate or improve such residential units.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p> <p>The Town aims to assist through CDBG the rehabilitation of XX owner occupied residential units resided in by low and moderate income persons during FY 2020 to FY 2024.</p>
9	Goal Name	Rehab of Renter Occupied LMI Residential Units
	Goal Description	<p><u>Rehab of Renter Occupied LMI Residential Units</u></p> <p>This section of the Consolidated Plan, SP-45, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>An important goal is to sustain the existing stock of affordable housing through provision of zero-interest, deferred loans for owners of residential units rented to low and moderate income persons whether such units are single family units or units in multi family structures. Also, CDBG funds may be provided as a grant to CHDOs for rehabilitation of rental units owned and operated by the CHDOs for low and moderate income residents.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p> <p>The Town aims to assist through CDBG the rehabilitation of XX rental units lived in by low and moderate income persons (whether single family units or units in multi-family structures) during FY 2020 to FY 2024.</p> <p>.</p>

10	Goal Name	Public Housing Modernization
	Goal Description	Over the years, through the CDBG program, the Town has supported modernization efforts at the WHA's five housing complexes including its three complexes for seniors and the disabled and the two for families.
11	Goal Name	Housing Program Admin- HC and Consultant
	Goal Description	This goal relates to administration of housing services program in Weymouth including housing rehabilitation of single family housing and multi family housing where residents are income qualified. Housing rehab assistance may be in the form of loans to homeowners to rehab their homes or as grants to CHDOs that own and operate rental housing for low and moderate income residents in Weymouth.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town will assist 35 extremely low income families, 30 low income, and 25 moderate income families with affordable housing.

The Town will utilize CDBG (and other leveraged funds if available) and/or HOME funds to provide affordable housing to families as specified:

- Rehab of owner occupied residential units for I/m income persons: 10 per year/50 for Con Plan duration
- Rehab of renter occupied residential units for I/m income persons: 2 per year/10 for Con Plan duration
- Homebuyer/Downpayment Assistance via HOME: 3 per year/15 for Con Plan duration
- Rental Production - may be CDBG or HOME: 3 per year/15 per Con Plan duration

Therefore, total number of families for which affordable housing will be facilitated from FY 2020 to FY 2024 is 90 or 18 per year.

Estimated families by income category to be served over the five year period per our housing coordinator is:

extremely low income:

low income:

moderate income:

Total:

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

HUD regulations governing lead based paint hazards are found at 24 CFR 35 and require description of any actions to address such hazards and to increase access to housing without such hazards. The plan must be consistent with the extent of lead based hazards and be integrated into housing policies and programs. Among the ways that the Town addresses lead-based paint (LBP) hazards and attempts to increase access to housing without such hazards are:

Housing Rehab Loan Program

The Town's housing rehabilitation loan program may address LBP.

Review of LBP Data

Overall, the Town works with a number of partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

The following statistics relative to lead based paint screening and incidents discussed are derived from the MA Childhood Lead Paint Prevention Program. Statistics relating to lead-based paint screening and incidents are shown for children from nine months to 48 months old.

For children ages 9 months to 48 months (the following determinations are made):

- Total number of children in this age group for whom screening is mandatory;
- Number of children screened for lead poisoning throughout the year; and
- Percent of children screen during this time frame.

In 2012, there were two incidents; one child showed moderately elevated blood lead levels; another showed lead poisoning.

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. The Department may order a landlord to obtain a certificate of compliance regarding lead paint and will

have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department has a staff member who is the lead on lead-related issues.

How are the actions listed above integrated into housing policies and procedures?

The Town integrates its actions addressing lead-based paint through a partnership with several organizations and departments. Together, the following partners address lead-based paint hazards:

- NeighborWorks of Southern MA
- Weymouth Department of Planning and Community Development
- Weymouth Health Department
- Quincy Community Action Program
- South Shore HOME Consortium
- MA Childhood Lead Paint Prevention Program
- MassHousing

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

SECTION 3 SUMMARY

The Town of Weymouth's Community Development Block Grant Program has made efforts to direct the employment and other economic opportunities generated by HUD funding for Housing and Community Development programs, to the greatest extent feasible, toward low and very low income persons through its Section 3 Program. The town's efforts include incorporating a Section 3 Clause into all solicitations including publicly advertised invitations to bid, construction bid manuals and contract documents. The town will continue its efforts to positively impact local residents through the Section 3 Program.

OTHER PROGRAMS

Through the continued funding of various social service activities and other programs, such as housing rehabilitation, the Town aims to reduce the number of, families living below the poverty level. According to the 2011-2013 American Community Survey Five Year Estimates show that an estimated 14,396 families or 4.9% of all families live below the poverty level. Of the number of families living below poverty, the number of households with children under five years of age living below poverty was 1,338 (or 5.8% of total families).

The Town continues to comply with Section 3.

The Town continues to support efforts that may help to reduce the number of families living below or at the poverty level:

- Case management pertaining to homeless persons through FBMS;
- Rehabilitation of single family homes owned by low/moderate income families;
- Efforts to assist homeless persons.

Programs and Policies

In order to meet achieve the goals of reducing the number of families living at the poverty level, the Town supports, through CDBG funding (and leveraged funding, if available) numerous programs:

- Father Bill's/Mainspring case management;
- Rehab of single family homes owned by low/moderate income families using 0% interest, deferred loans; and
- Department of Elder Services transportation services and courses and workshops for seniors.

In addition to funding the activities described, the Town continues to be an active member in the Quincy/Weymouth Continuum of Care, a group of local governments, business, faith based groups, and others that work cooperatively to help homeless families and individuals to find transitional and permanent housing through the use of McKinney-Vento funds and other available funding sources.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through collaboration among private, not-for-profit service providers, the Town will continue to offer services to individuals and families living at poverty levels and will refer such persons to various housing programs, including the public housing, First Time Homebuyer Program, and the housing rehabilitation loan program.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town executes an Agreement with each CDBG sub-recipient stating that, among other things, the sub-recipient is subject to performance monitoring at least annually in accordance with the Town's established *Sub-Recipient Monitoring Policy*. The policy requires that the Town:

1. Provide at least a ten working day notice to each sub-recipient (*Sub-Recipient Monitoring Notice*) regarding a scheduled on site monitoring visit pertaining to the CDBG funded activity. The notice must specify the general types of documents to be reviewed or information to be collected (e.g., general information [national objective compliance, activity eligibility, quarterly reports]; recordkeeping, financial management, procurement, and conflict of interest). The notice must inform the sub-recipient that it must have available throughout the visit, appropriate and responsible staff members (e.g., activity manager, financial manager/CFO).
2. Provide within 21 days following conclusion of the monitoring visit a written *Monitoring Report* to the sub-recipient that either: identifies findings or concerns discovered as a result of the monitoring and specifies what corrective action must be taken, as well as any documents required to be sent to the Town to demonstrate that corrective action has been taken OR specifies that no findings or concerns have been discovered.
3. Allow the sub-recipient 21 days from the date of the *Monitoring Report* to demonstrate that corrective action has been taken except that the sub-recipient may request an extension in writing, and the Town may agree in writing to the request for compelling reasons (e.g., illness or absence of appropriate and responsible staff during the 21 days needed to complete the corrective action). The Town will append the applicable Monitoring Checklist to each Monitoring Report sent to a sub-recipient regardless of whether findings or concerns have been identified. Once required corrective action has been taken, the Town will provide a written *Close Out Letter* to the sub-recipient.
4. Inform the sub-recipient in the Monitoring Report that failure to take corrective action when required may result in termination of the sub-recipient Agreement.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section of the Consolidated Plan identifies the expected resources that will enable the Town to make progress towards meeting priority needs and achieving stated goals.

The anticipated resources include CDBG funds, HOME funds (a percentage of the overall HOME allocation to the City of Quincy, the lead jurisdiction of the HOME Consortium), and CDBG program income. It should be noted that the ANTICIPATED resources are just this: the Town cannot predict actual CDBG or HOME funds to be awarded, nor can it predict program income.

The figures below for CDBG for the first fiscal year (FY 2020-2021) reflect the ACTUAL award that the Town will receive from HUD as the Town was informed of the actual amount prior to the initiation of the 30 day review process that will start on March 18, 2020. The funds estimated from HUD's CDBG program for the remaining five year period reflect level funding with FY 2020-2021.

HOME fund estimates are based on the total allocation to the Town for FY 2015-2019, divided by five. The program income figure is likewise based on the sum of the program income earnings for the same five year period, divided by five.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	712,833	15,000	284,354	1,012,187	2,851,332	Expected HUD allocations and program income for the five year period based on 50% reduction each year over prior year.
Other	public - federal	Acquisition Housing	149,570	0	0	149,570	598,283	These funds are HOME Investment Partnership funds provided as a percentage of the overall HOME allocation to the City of Quincy as the lead jurisdiction of the South Shore HOME Consortium. These funds are NOT reflected in Weymouth's Annual Action Plan, CAPER, or Five Year Consolidated Plan as Quincy covers all HOME related funding issues, activities, and financial information in its own AAP, CAPER, and Consolidated Plan. Nonetheless, HOME funds must still be identified as having an impact on meeting the needs of Weymouth residents relating to housing.

Table 77 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town continues to urge that funding applicants (e.g., non-profits; government agencies) seeking CDBG funding supplement the requested funds with funds from other sources, where available, such as state or local funds, private funding, etc.

While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town frequently funds infrastructure improvements, like water and sewer improvements, in low and moderate income Target Areas in Weymouth. Funds from the DPW Water Enterprise Funds may be available to supplement CDBG funds.

Likewise, if public service activities are funded through CDBG, sometimes the departments or non-profit agencies receiving such funds have other funds that may also be used to support such activities, such as from the state or from the local general fund.

Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

Discussion

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2020 - 2021. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Grant Planning and Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility Improvements Public Housing Modernization Public Infrastructure Improvements Public Services Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$142,566	Other: 1 Other
2	Services for Seniors	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$74,000	Public service activities other than Low/Moderate Income Housing Benefit: 2420 Persons Assisted
3	Services for the Homeless	2020	2024	Homeless		Public Services	CDBG: \$28,000	Homeless Person Overnight Shelter: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Infrastructure Improvements	CDBG: \$70,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
6	Rehab of Owner Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Owner Occupied Residential Units	CDBG: \$331,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
7	Rehab of Renter Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units	CDBG: \$75,000	Rental units rehabilitated: 7 Household Housing Unit
8	Housing Program Admin- HC and Consultant	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$37,211	Homeowner Housing Rehabilitated: 1 Household Housing Unit
9	Other Low Mod Income	2020	2024	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Grant Planning and Administration
	Goal Description	This goal involves the general administration of the block grant program.
2	Goal Name	Services for Seniors
	Goal Description	This annual relates to serving the Town's seniors and includes: ensuring that the Activities Coordinator at the Town's Department of Elder Services (DES) can provide seniors of cultural, educational, social, and physical activities; supporting the DES Transportation Administrator in the provision of transportation for seniors to medical and other appointments; and extending transportation to enable seniors to be taken to and from food shopping sites in the late afternoon and evenings.
3	Goal Name	Services for the Homeless
	Goal Description	Supporting public service activity that benefits Weymouth's homeless population through provision of CDBG funds for Father Bill's/Mainspring.
5	Goal Name	Public Infrastructure Improvements
	Goal Description	Make needed improvements to public infrastructure like water and sewer lines, streets, and sidewalks, in "Target Areas" where, in accordance with data based on the US Census and HUD extrapolations, there is a certain minimum percentage of low and moderate income residents.
6	Goal Name	Rehab of Owner Occupied LMI Residential Units
	Goal Description	<p>One of the primary goals in Weymouth is to sustain the existing stock of affordable housing through, for example, the provision of zero-interest, deferred loans through the CDBG program to income eligible homeowners in single family homes or units in multi family structures. Such loans are used to make necessary improvements to such residential units, thus sustaining the Town's affordable housing stock.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p>

7	Goal Name	Rehab of Renter Occupied LMI Residential Units
	Goal Description	One of the annual goals of the Town for 2020-2021 is to continue to sustain the stock of affordable housing by providing CDBG funds for the rehabilitation of rental units resided in by low and moderate income residents. Such rehab may occur either through loans for rehab to such units or through grants provided to CHDOs for rehabilitation to units owned and operated by such CHDOs. Rehabilitation may be to single or multi-family units.
8	Goal Name	Housing Program Admin- HC and Consultant
	Goal Description	This goal relates to administration of housing services program in Weymouth including housing rehabilitation of single family housing and multi family housing where residents are income qualified. Housing rehab assistance may be in the form of loans to homeowners to rehab their homes or as grants to CHDOs that own and operate rental housing for low and moderate income residents in Weymouth.
9	Goal Name	Other Low Mod Income
	Goal Description	This activity will involve providing CDBG assistance to South Shore Elder Services to offer meals to homebound severely disabled adults under age 60.

AP-35 Projects - 91.420, 91.220(d)

Introduction

There are three main objectives of CDBG funding and they include enhancement of a suitable living environment, creation of decent housing, and provision of economic opportunities. The Town's use of CDBG funds (and any leveraged funds that may be available) may meet one or more of these objectives. Given funding shortages (that requested funds are generally greater than available funds) it is not likely that all three objectives may be met in a given year or during the five year planning process. The available funds in the EXPECTED RESOURCES section of this AAP include:

EN \$712,833

PI: \$15,000 anticipated

Prior Year: \$284,553

This amounts to \$756,366 in available resources. The prior year funds are allocated to the housing rehab program. However, the \$15,000 in PI funds will not not be obligated at this point as we cannot identify for which activities these funds will be used.

Enhance Suitable Living Environment - CDBG funds may be used to support activities during the fiscal year making services and facilities available or accessible to low- and moderate-income people and/or to limited clientele presumed to be low or moderate income. Such activities will help to address issues in the living environments of residents. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

Create Decent Housing - CDBG funds may be used to create decent housing that increases availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as having a housing rehabilitation loan program that provides zero interest, deferred payment loans to income eligible homeowners) will be used by residents and households.

Provide Economic Opportunities - Activities will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

#	Project Name
1	General Grant Administration and Planning
2	Public Services
3	Rehab Admin 14H
4	14A or 14B Housing Rehab Loans or Grants
5	CANCELED

Table 79 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The rationale for allocating funds as the Town has done is that funding decisions meet identified priority needs ascertained during rigorous citizen outreach (see PR-15) and service provider consultation (see PR-10). Additionally, all funded activities meet HUD regulations including, but not limited to, those pertaining to national objectives and eligibility.

AP-38 Project Summary

Project Summary Information

1	Project Name	General Grant Administration and Planning
	Target Area	
	Goals Supported	Grant Planning and Administration Services for Seniors Services for the Homeless Public Infrastructure Improvements Rehab of Owner Occupied LMI Residential Units Rehab of Renter Occupied LMI Residential Units Housing Program Admin- HC and Consultant
	Needs Addressed	Public Services Public Infrastructure Improvements Public Facility Improvements Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units Public Housing Modernization
	Funding	CDBG: \$142,566
	Description	This project entails general grant administration relative to the CDBG funding fiscal year 2020-2021.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	general grant admin has no identifiable numbers of beneficiaries
	Location Description	Town-wide

	Planned Activities	These funds will be used to administer the block grant and carry out necessary planning activities.
2	Project Name	Public Services
	Target Area	
	Goals Supported	Services for Seniors Services for the Homeless Other Low Mod Income
	Needs Addressed	Public Services
	Funding	CDBG: \$103,872
	Description	This project applies to public services in many areas that benefit low and moderate income residents - such services may include those benefiting senior citizens, the homeless, disabled adults or more. Included here are services offered by DES (volunteer management, transportation, extended day transport, Father Bill's/Mainspring (FBMS), and South Shore Elder Services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a total of 2640 low and moderate income families will benefit from the combined public service activities that fall under the public service project category. Such activities will include senior services, homeless services, and meals on wheels for homebound disabled adults under age 60. An estimated 200 residents who are homeless will benefit, while the remaining 2440 persons are categorized as public services activities <i>other than low mod income housing benefits</i> , per the table below.
	Location Description	Town wide
	Planned Activities	This project applies to public services in many areas that benefit low and moderate income residents - such services may include those benefiting senior citizens, the homeless, disabled adults or more.
3	Project Name	Rehab Admin 14H
	Target Area	
	Goals Supported	

	Needs Addressed	Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units
	Funding	CDBG: \$37,211
	Description	This project reflects activities relating to delivery costs of the Housing Coordinator, a staff member of the DPCD, relative to the housing rehabilitation AND fees paid to a Housing Rehabilitation Consultant hired by DPCD to assist with delivering services related to the rehabilitation activities. Such chargeable time and expenses may include, but are not limited to, professional services, work specification preparation and write ups, loan processing, surveys, application processing, and other fees.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Town wide administration of rehab program for low moderate income residents in rental or homeowner occupied housing units.
	Planned Activities	This project reflects activities relating to delivery costs of the Housing Coordinator, a staff member of the DPCD, relative to the housing rehabilitation AND fees paid to a Housing Rehabilitation Consultant hired by DPCD to assist with delivering services related to the rehabilitation activities.
4	Project Name	14A or 14B Housing Rehab Loans or Grants
	Target Area	
	Goals Supported	Rehab of Owner Occupied LMI Residential Units Rehab of Renter Occupied LMI Residential Units
	Needs Addressed	Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units
	Funding	CDBG: \$667,123

Description	For provision of loans for rehabilitation of owner or renter occupied single family homes based on income eligibility or income eligible owners or renters residing in units in multi family residential structures. Rehab assistance may also be provided as grants to CHDOs for rehab of Weymouth residential units in structures owned and operated by such CHDOs.
Target Date	11/30/2021
Estimate the number and type of families that will benefit from the proposed activities	<p>CDBG funds will be provided as zero interest, deferred payment loans to income eligible homeowners whether in single family homes or multi family residential structures. Funds may also be provided as grants to CHDOs like NeighborWorks Housing Solutions or Quincy Community Action Program to rehabilitate residential units owned and operated by the CHDOs whether single family units or units in multifamily structures.</p> <p>Funds identified in this section of the AAP include, therefore, funds to conduct rehab operated by the DPCD as well as funds allocated to the CHDO NeighborWorks Housing Solutions to be used to rehab housing units owned and operated by this CHDO.</p> <p>It is estimated that for FY 2020-2021, 20 units will be rehabilitated and will include owner occupied and renter occupied.</p> <p>Of the 19 units, 12 will be owner-occupied units (managed by the DPCD), while 7 units will be renter occupied (managed by NWHS).</p> <p>Of the 12 owner-occupied units to be rehabilitated, all will be single family units (no rental units anticipated). Of the 7 rental units to be rehabilitated, five will be multi family units and two will be single family units.</p>
Location Description	Town wide

	Planned Activities	<p>CDBG funds will be provided as zero interest, deferred payment loans to income eligible homeowners whether in single family homes or multi family residential structures. Funds may also be provided as grants to CHDOs like NeighborWorks Housing Solutions or Quincy Community Action Program to rehabilitate residential units owned and operated by the CHDOs whether single family units or units in multifamily structures.</p> <p>One of our CHDOs (NeighborWorks Housing Solutions) will be funded to improve 7 residential rental units owned and operated by it. Five are in multi unit buildings and two units are in single family units. In addition, DPCD will fund and oversee rehabilitation in XXX additional units (XXX rental units and YYY owner occupied units).</p>
5	Project Name	CANCELED
	Target Area	
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$61,414
	Description	
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data. The census says 500 low mod income residents will be benefit.
	Location Description	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data.
	Planned Activities	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

According to HUD regulations at 24 CFR 91.220(f), the Annual Action Plan (AAP) must contain a description of the geographic areas of Town (including areas of low-income and minority concentration) in which the Town will direct CDBG funds.

While many activities are funded that serve needs that are town wide (for example, transportation of seniors to medical appointments or case management of homeless persons), the Town has for the past several years funded typically one public infrastructure project carried out on an area basis, serving residents in a low or moderate income Target Area, a Census Tract with a certain percentage of low or moderate income persons.

In Weymouth, there are 12 Target Areas identified through data provided by HUD and based on 2011-2015 ACS data. These areas contain a minimum percentage of 50.48% low and moderate income residents. For the location of Target Areas and the identified percentage of the population in each area that in low or moderate income, see Map 1 in Section SP-10 of this Consolidated Plan.

The Town will fund a sidewalk replacement project in Census Tract 4228, Block Group 4, where 51.54% of the population is low or moderate income.

Geographic Distribution

Target Area	Percentage of Funds

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town does not, per se, direct funds based on geographic areas but, instead, based on needs. Therefore, if needs in a certain low or moderate income "Target Area" (say, street improvements or other public infrastructure needs) are identified, funds may be allocated to meet such needs on a low or moderate income area basis. However, the Town does not consider those needs to be more paramount than are town wide needs for, say, housing rehabilitation for income eligible homeowners regardless of where they reside. The Town aims to meet as many priority needs as funding will permit in the Town. Such funding allocations *may* involve provision of CDBG funds to Target Areas.

Typically, the allocation of funds to a Target Area is based on submittal of a funding application by the Department of Public Works to conduct eligible public infrastructure improvements (e.g., street

improvements, sidewalk improvements, water and sewer system improvements) in a Target Area.

The rational for allocating funds to a specific geographic area is the same as the rational for allocation funds to meet the needs of residents without regard to geographic area (i.e., housing rehabilitaiton): need.

Discussion

This section of the AAP discusses that the Town has 12 geographic areas (Target Areas) where each area contains a minimum percentage of low and moderate income residents. This section states that the Town allocate funds for the completion of a public infrascture project that will benefit the low and moderate income residents in one of the Target Areas and be carried out on an area basis. The allocation of funds is always based on needs.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

HUD regulations at 24 CFR 91.220(k) requires that the AAP address "other actions" the Town will address in the coming fiscal year (2020-2021) including those intended to:

- Address obstacles to meeting underserved needs;
- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families; and
- Develop institutional structure; and
- Enhance coordination between public and provide housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

To address underserved needs the Town vows:

- To support social services to meet the needs of different low and mod income persons (e.g., youth, seniors, homeless, and the disabled), through CDBG funds and/or other public funds, if available;
- To make infrastructure improvements and public facility improvements in low and moderate income Target Areas, through CDBG funds and/or other public funds, if available;
- To continue to work closely with service providers with whom agreements have been executed to ensure that services are delivered in accordance with HUD regulations and with the provisions of the agreement;
- To advance goals of the Fair Housing Plan (2014-2019) in order to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing); and
- To educate sub-recipients to enhance the knowledge about HUD regulations pertaining to the CDBG program.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing in Weymouth the Town aims:

- To sustain existing owner occupied units via the housing rehabilitation loan program (zero interest, deferred loans for low and moderate income homeowners);
- To foster and maintain affordable housing for households at or below 80% of the median household income through non-profit and for-profit developers;
- To promote increased affordable rental units for low and moderate income individuals and

families (particularly for the elderly and for families with more than one child) using HOME funds and McKinney-Vento funds;

- To further the goals established in the South Shore HOME Consortium Regional Fair Housing Plan for 2014-2019, including - Fiscal Years July 1, 2014 - June 30, 2019;
- To promote development/maintenance of affordable housing and supportive services for the disabled and their families;
- To continue down payment and closing cost assistance programs using federal HOME funds to assist low and moderate income families;
- To educate people about the difficulties encountered by low and moderate income homeowners regarding homeownership responsibilities like budgeting and maintenance;
- To support homebuyer and credit counseling workshops for area residents;
- To explore and new state or federal affordable housing programs; and
- To support the QW CoC 10-Year Plan to end chronic homelessness.

Actions planned to reduce lead-based paint hazards

HUD regulations on lead based paint hazards are found at 24 CFR 91.215(i) and require data on actions to address hazards and to increase access to housing without hazards.

Housing Rehab Loan Program

The Town's housing rehabilitation loan program may at times address LBP.

Review of LBP Data

The Town works with partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. The Town reviews lead based paint data from the MA Childhood Lead Paint Prevention Program regarding Weymouth.

The Childhood Lead Poisoning Prevention Program of the MA Dept. of Public Health does yearly surveillance on lead levels for children from 9 to 47 months through a capillary blood sample (finger stick). If results are elevated, retesting is done by another capillary test or a venous sample (arm vein).

In 2017, there were 2162 children from 9 to 47 months old. Of this number, 1613 were tested by their pediatricians. Of this number, 1593 tested in the acceptable range (0 to 4 ug/dl); 14 tested high (5 to 9 ug/dl); five tested very high (10 to 24 ug/dl); and one tested over 25 ug/dl. Ug/dl means micrograms per decileter of whole blood.

Medical treatment is needed in children with blood lead levels of greater than 45ug/dl. In 1978 the federal government banned consumer use of lead containing paint. The percent of houses built before 1978 in Weymouth is 76%.

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. The Department may order a landlord to obtain a certificate of compliance regarding lead paint and will have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department will be enrolling at least one member of its staff in a program to license the staff member as a Lead Inspector.

Actions planned to reduce the number of poverty-level families

The Town will take several steps to reduce the number of poverty-level families in Weymouth. They include either activities to be carried out by subrecipients or by the grantee, such as:

Providing transportation to seniors to medical appointments and grocery shopping locales;

Providing meal delivery to severely disabled, homebound adults;

Providing an array of cultural, educational, social, and physical activities to seniors helping to keep them independent and in their own homes; and

Providing services for homeless persons in Weymouth including services listed in Section SP-40, Institutional Delivery Structure, such as counseling and advocacy, legal assistance, rental assistance, street outreach, HIV/AIDS services, life skills, employment training, and more.

Actions planned to develop institutional structure

Section SP-40 of the Consolidated Plan describes both strengths and gaps in Weymouth's institutional delivery system. Development of institutional structure requires a commitment to the existing strengths of the structure (i.e., departmental cooperation; early identification of needs; training; and monitoring). While the Town has identified funding shortages as the chief gap in the institutional

structure the Town has taken actions to overcome the gap by hiring a grant writer and leveraging funds.

Cooperation: Town agencies cooperate with one another to serve residents efficiently. For example: a senior citizen asks the Fire Department for a ride to a routine medical appointment; the call is referred to the Department of Elder Services that has a transportation program for seniors.

Early Identification of Needs: The Town identifies needs early to enhance service delivery. For instance, once it becomes known that a homeless person is living outside (e.g., in a Town park), Town policy is to notify the Outreach Team of Father Bill's/Mainspring. A team representative "engages with the homeless person within 72 hours of learning about the person."

Training: The Town conducts training of existing and perspective sub-recipients. For example, the Town conducts individual technical workshops with CDBG applicants during the RFP process to review CDBG requirements and potential eligibility of and need for the proposed program.

Monitoring: The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with the Sub-Recipient Agreement and with HUD regulations.

Hiring of a Grant Writer: The Town hired a grant writer to seek and obtain funds for all Town departments. The position helps to reduce funding gaps relative to town services.

Leveraging Funds: The Town requires all CDBG sub-recipients to leverage federal with non-federal dollars if available (for example, sub-recipients may use their own funds, state or private funds).

Actions planned to enhance coordination between public and private housing and social service agencies

Throughout this Consolidated Plan, the Town has addressed efforts to enhance coordination among public and private housing agencies and social service agencies. Some of the steps taken to enhance coordination are already addressed above in the discussion of development of the institutional structure. For example, the Mayor's task force to address the needs of homeless individuals who are sheltering themselves in public parks showcases a leading effort to enhance coordination among service providers.

Discussion

This section (Section AP-85) addresses "other actions" that the Town will take during the coming fiscal year (2020-2021) to: address obstacles to meeting underserved needs; foster and maintain affordable housing; evaluate and reduce lead-based paint hazards; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social services agencies.

This section demonstrates that the Town will take many actions pertaining to items described (e.g.,

addressing underserved needs). For example, in order to address obstacles to meeting the needs of the underserved, the Town will continue to offer social service programs and to improve public infrastructure and facilities. In order to foster and maintain affordable housing, the Town will continue to promote its zero-interest, deferred-payment loan program for low and moderate income residents in need of housing rehabilitation assistance. Another example of other actions to be taken by the Town is that in order to bolster coordination between services agencies, the Town will utilize coordinated service provider efforts to meet the needs of Weymouth's homeless residing in area parks.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section of the Consolidated Plan addresses resources that may be expected to be available to support CDBG activities/projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The overall resources expected to be available for use for activities supported through the CDBG program are fully described in Section AP-15 in this Consolidated Plan. There are no urgent needs activities anticipated. The percentage of new CDBG dollars that will benefit low and moderate income residents is estimated to be 80% (anticipated expenditures [excluding administrative costs], divided by the total grant):

\$712,833.00 (Grant)

- \$142,566.60 (Admin Costs)

\$570,266.40

Amount spent on low moderate income clients was \$570,266.40 (the full grant excluding administrative costs that are not counted)

Therefore, 100% of the grant was for the benefit of low and moderate income residents.

The Town utilizes a three year certification period to ensure that at least 70% of CDBG funds are used to benefit low and moderate income residents. The period covered by the FY 2020-2021 Annual Action Plan covers Fiscal Years 2018-2019, 2019-2020, 2020-2021.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2011-2015 American Community Survey Five Year Est</p> <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>What is the status of the data set (complete, in progress, or planned)?</p>
2	<p>Data Source Name</p> <p>XXX</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>What is the status of the data set (complete, in progress, or planned)?</p>

3	Data Source Name X
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
4	Data Source Name XXXX
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.